

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Shirley Taylor-Prakelt, Director
Housing & Community Development, 797-1199

SUBJECT: Resolution Adopting CDBG Action Plan for FY 2006/07

COUNCIL DISTRICT: Townwide

TITLE OF AGENDA ITEM: A Resolution adopting the CDBG Action Plan for FY 2006/07 which includes the Community Development Block Grant (CDBG) Program budget; authorizing the Town Administrator to execute all necessary certifications and grant related documents; authorizing minor, non-substantive changes to the Action Plan documents which may be identified during the review and approval process which do not significantly affect the purpose, scope, budget, or intent of the Plan; authorizing reformatting of the Action Plan if requested by HUD; and authorizing submission of the Action Plan to HUD.

REPORT IN BRIEF: The Town of Davie is an entitlement recipient of federal funds from the U.S. Department of HUD under the Community Development Block Grant (CDBG) Program. The Consolidated Plan for Federal Funds 2002-2007 was adopted on 7/10/02; and, each year the Town must submit an Action Plan for new funding to be available each October 1st.

A draft of the FY 2006/07 Action Plan was made available for a 30-day public comment period at the Housing and Community Development Office, located at 4700 SW 64th Avenue – Suite D. This facility is located on a major transit route, and the Town's free shuttle-bus, fixed-route transit system, making it accessible (free of charge) to all interested residents. A summary of the Action Plan was published in the Sun-Sentinel on June 21, 2006, describing its contents, purpose, activities to be undertaken, and the proposed use of the CDBG funds. The Action Plan must be received by HUD before August 16, 2006, or the Town will not receive the CDBG funds.

PREVIOUS ACTIONS: Reso. 2002-168 on 7/10/02 Consolidated Plan for 2002-2007.

CONCURRENCES: The Town must submit an annual Action Plan to HUD which contains the CDBG budget for that year, by August 16th, for funds to become available each October 1st.

FISCAL IMPACT: The Town will receive \$653,710 in FY 2006/07. It should be noted that, based on Congressional funding allocations, and the emergence of new entitlement cities nation-wide, Davie will experience a 9% reduction in CDBG funds.

RECOMMENDATION(S): Adopt the Resolution.

Attachment(s): Resolution, Executive Summary, and schedule of the Action Plan for FY 2006/07.

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, ADOPTING THE FY 2006/07 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN WHICH INCLUDES THE CDBG PROGRAM BUDGET; AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE ALL NECESSARY CERTIFICATIONS AND GRANT RELATED DOCUMENTS; AUTHORIZING MINOR, NON-SUBSTANTIVE CHANGES TO THE ACTION PLAN WHICH MAY BE IDENTIFIED DURING THE REVIEW AND APPROVAL PROCESS WHICH DO NOT SIGNIFICANTLY AFFECT THE PURPOSE, SCOPE, BUDGET, OR INTENT OF THE PLAN; AUTHORIZING REFORMATTING OF THE ACTION PLAN IS REQUESTED BY HUD; AND AUTHORIZING SUBMISSION OF THE ACTION PLAN TO HUD.

WHEREAS, the Town is an "entitlement recipient" of Federal Funds from HUD under the Community Development Block Grant (CDBG) Program, and was notified that it will receive \$653,710 in CDBG funds contingent upon submission of the Action Plan for FY 2006/07; and

WHEREAS, the FY 2006/07 Action Plan was prepared pursuant to the Town's adopted Citizen Participation Plan, and appropriate pre-development public meetings and hearings were held; and

WHEREAS, a summary of the Plan was published in the Sun Sentinel on June 21st; a 30-day public comment period was held; the Public Hearing for the Town Council Meeting of August 2, 2006 was duly advertised; and an Executive Summary of the Plan was distributed to adjacent municipalities and other interested parties for their review and input. The Action Plan must be received by HUD before August 16, 2006, or the Town will not receive the CDBG funds

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council hereby adopts the Community Development Block Grant (CDBG) Action Plan for FY 2006/07 which includes the CDBG Program budget, herein referred to and incorporated by reference; authorizes minor non-substantive changes to the Action Plan which may be identified during the review/approval/submission process, which do not significantly affect the purpose, scope, budget, or intent of the Plan, and formatting of the Action Plan if requested by HUD.

SECTION 2. The Town Administrator is hereby authorized to execute all necessary certifications and grant related documents necessary for the submission of the Action Plan for FY 2006/07 to HUD before August 16, 2006.

SECTION 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2006 ____

MAYOR/COUNCILMEMBER

ATTEST: _____
TOWN CLERK

FY 2006/07 CDBG Action Plan
Executive Summary

The Town of Davie is an “entitlement recipient” of Federal Community Development Block Grant (CDBG) funds from U.S. HUD, and is preparing to submit the Action Plan for Federal CDBG Funds for FY 2006/07, which identifies the Town’s housing and community development needs and outlines funding strategies to address such.

The CDBG Program is designed to:

- develop viable urban communities by providing decent housing and a suitable living environment;
- expand economic opportunities for low and moderate income individuals and families; and;
- strengthen the partnerships between all levels of government and the private sector, in the production of affordable housing sufficient to meet the needs of the community.

FY 2006/07 - \$653,710

#2006-1 Single-Family Rehabilitation Program \$60,000 - Provision of financial assistance (loans and/or grants) on a Town-wide basis, to eligible low/moderate-income homeowners to make needed home repairs, and replace existing substandard and leaking roofs. (Housing Rehab)

#2006-2 Emergency Assistance/Homeless Prevention Program \$33,957 - Provision of emergency financial assistance to eligible lower-income Davie residents, to prevent homelessness and/or address emergency situations such as the need for food, shelter, transportation, etc. through the Hope Outreach Center, Inc., a not-for-profit sub-recipient agency, or the Town’s Housing & Community Development Department. (Public Service)

#2006-3 Orange Park After-School Programs for At Risk Youth \$58,900- Structured after-school and evening programs targeted for at-risk youth and teens living in the Orange Park CDBG Target Area. (Public Service)

#2006-4 Scholarship Program for Target Area Children \$5,200 – Provision of fee waivers/scholarship opportunities for the children of low-income target area residents, to allow them to participate in recreational, educational, or vocational opportunities e.g. Summer Camp. (Public Service)

#2006-5 Neighborhood Service Center/ One-Stop-Shop \$364,911 – Acquisition and rehabilitation of the building located at 4700 SW 64th Avenue, in order to develop a Neighborhood Service One-Stop Center, for the provision of social services to Davie’s lower-income and at-risk residents. This will be a multi-year activity. (Acquisition & Capital Improvements)

Note: If U.S. HUD does not approve the Town’s Request for Waivers which would permit the Town to acquire a site for the Neighborhood Service Center/One-Stop-Shop described above, the funds identified would be allocated to:

“CDBG Target Area Improvement Program” as follows: Capital, street, and park improvements in the CDBG Target Areas, as follows: “Western” Target Area a/k/a “Orange Park” north of 10th Manor, south of State Road 84, between 130th and 136th Avenues; “Southern” Target Area a/k/a “Driftwood” situated south of Stirling Road, east of 78th Avenue, and north and west of the Davie Road Extension; and, the “Eastern” Target Area bounded on the north by SW 29th Street (near Nova Drive), on the south by Orange Drive, to the west by Davie Road, and to the East by the Florida Turnpike. Improvements may include but are not limited to: improvements to existing community centers, facilities or parks; new or refurbished sidewalks, resurfaced streets, traffic calming alternatives, street lighting, landscaping, and drainage. (Capital Improvements and Street Improvements)

#2006-6 Fair Housing, Citizen Participation & Support Services \$130,742 - To plan, administer, and monitor the CDBG funds and activities; undertake comprehensive planning activities; apply for other related grants; expand Fair Housing Education and Outreach Program designed to remove impediments to fair housing choices and provide a wide range of housing opportunities for Davie residents; participate in homeless assistance initiatives; prepare Environmental Review Records/Assessments, etc. (Planning, Administration, Fair Housing, Citizen Participation & Support Services).

The activities identified above will principally benefit low/moderate income residents of the Town; and, no displacement or relocation of Davie residents or businesses is anticipated.

Town of Davie

**Community
Development
Block Grant**

**Action Plan
For
FY 2006/07**

Section 1 - The Town of Davie: A Historical Overview:

The Town of Davie is located southwest of Fort Lauderdale in Broward County, midway between Miami and Palm Beach. Settled at the turn of the century, Davie was identified as the "first improved town in the Everglades". Construction of irrigation and drainage canals began in the early 1900's; and, the first permanent settlers arrived from the Panama Canal Zone in 1909. They named the swampy area "Zona", in recognition of their former home. "Zona" was renamed in 1916, in recognition of R. P. Davie's presence in the settlement. Davie was originally incorporated on November 16, 1925 and was dissolved during the following legislative session to avoid the taxation resulting from incorporation. Davie was reincorporated on 6/22/61 with less than 2,000 residents.

As of April 1st of 2000, Davie was the eighth (8th) largest municipality in Broward County, with a population of 75,720 persons. This represents a steady growth since the 1990 Census, when Davie's population was 47,143 persons. Davie is geographically the largest municipality in Broward County, encompassing 40+ square miles.

The median age in Davie is 35.5 years. The Town's median household income is \$37,650, which is higher than Broward County's median of \$30,605. Davie is fairly homogeneous i.e. 87.1% of the residents are white, 4.6% Black, 2.8% Asian, and 5.5% other. Nineteen percent (19%) of the residents are of Hispanic origin.

Davie is suburban in nature, with 69% of the residents living in family households. There were 31,284 housing units in 2000 (up from 19,889 in 1990) available for the 28,682 households in Davie (up from 17,766 in 1990). It should be noted however, that the Town of Davie lost over 1,100 units to Hurricane Wilma in October 2006. The majority of these units were mobile homes, which were destroyed. The Census reported an 8.3% vacancy rate in 2000 (excluding seasonal vacancies), but that rate is now significantly lower. The average number of persons per household is 2.64.

According to the Bureau of Economic and Business Research (BEBR) Development at the University of Florida, Davie's population as of April 1, 2005 was 83,720. It should be noted that, effective October 1, 2006, the enclave entitled "Pine Island Ridge" will be officially annexed into the Town of Davie. Pine Island Ridge contains 3,265 housing units total of which 2,483 are owner-occupied (86.2%) and 399 are renter-occupied units (13.8%). There are 383 vacant units representing (11.7%) of the total. This area represents 5,199 persons. 42.2% of Pine Island population is 65 years+; and, 3.5% of the population lives below poverty level. The median household income is \$35,476. The 2000 Census is the most recent Pine Island Ridge information available to the Town. Since it is unincorporated, these numbers weren't updated in the 2003/04 American Community Survey.

Thus, the BEBR population of 83,720 plus the new Pine Island Ridge population of 5,199 will result in Davie's expanded population of 88,919 in FY 2006/07. Also, it is important to note that there are two other areas that are considering annexation into the Town of Davie i.e., United Ranches and Broadview. The outcome of this will be determined by a vote of those residents in early 2007.

Davie is a "university town" and proudly hosts the South Florida Education Complex which includes: Nova Southeastern University, Florida Atlantic University, Florida International University, Broward Community College, McFatter Vocational/Technical Center, Broward Fire Academy, Division of Forestry, Criminal Justice Institute/Police Training Academy, and others. The population is well educated i.e. 81% are either high school graduates, possess some college, or have a college degree.

Davie struggles to preserve its western heritage while trying to progress in economic, industrial, and business development. The Town is committed to addressing the needs of all its residents and strives to balance growth with quality of life.

Section 2 - Consolidated Plan for Federal Funds 2002-2007

In 1997, when the Town's population grew above 50,000 residents, Davie became an "entitlement recipient" of Federal Community Development Block Grant (CDBG) funds from the United States Department of Housing and Urban Development (HUD). The goals of the CDBG program are to:

- develop viable urban communities by providing decent housing and a suitable living environment;
- expand economic opportunities for low and moderate income individuals and families; and
- Strengthen the partnerships between all levels of government & the private sector, including for-profit & not-for profit organizations in the production of affordable housing to meet the needs of the community.

As a prerequisite for receiving Federal funds, the Town adopted a Consolidated Plan for Federal Funds in July 1997, which identified the Town's housing and community development needs, and outlined funding strategies to address such. A new 5-year Plan was adopted on July 10, 2002 for the period covering October 1, 2002 through September 30, 2007. This Plan shaped the various federally funded programs into a 5-year neighborhood and community development strategy. The Consolidated Plan serves as a short-term planning document for the Town, which builds on a participatory process from the grassroots level; an application for the federal funds; a strategy to be followed in carrying out HUD programs; and an annual plan that provides a basis for assessing and monitoring program performance.

The Town's Consolidated Plan for 2002-2007 sets forth long-range goals and objectives to address identified needs, over the five-year period covered by the Plan. A synopsis of the long-range goals and objectives, follows:

- to rehabilitate, construct and/or expand public facilities and infrastructures e.g., the renovation of existing public (community) facilities and street improvements such as: improved lighting, landscaping, drainage, sidewalks, streets, connections to sewer systems, etc.
- to upgrade the existing housing stock and provide loans and/or grants to income-eligible homeowners to make home repairs and replace existing substandard/leaking roofs.
- to expand affordable rental housing and homeownership opportunities for Davie residents.
- to increase/enhance park/recreation opportunities and expand programs that serve at-risk youth e.g. the renovation of existing parks (improved lighting, landscaping, equipment, etc.), construction of new park and/or recreation facilities, the provision of services, or acquisition for new facilities.
- to provide swale area drainage (percolation), positive discharge drainage, and the connection of low/moderate income homes to the existing sewer system e.g. connections to the sewer laterals.
- to expand affordable child day care and after-school opportunities.
- to promote economic development initiatives and stimulate the local economy through neighborhood revitalization, commercial revitalization, or facade renovation programs.
- to minimize the displacement of Davie residents and mitigate adverse effects caused by federally assisted activities, and to provide fair and adequate relocation benefits when needed.
- to upgrade and/or supplement the existing transportation and mobility services in Davie, especially those needed by low and moderate income persons and individuals with special needs.
- to undertake a Fair Housing outreach and education campaign to ensure that Davie residents have the widest range of housing choices.
- to remove architectural barriers and impediments to the elderly and to the physically, mentally, or developmentally disabled.
- to promote the county-wide strategies and efforts aimed at addressing homelessness.
- to provide social services related to healthcare, mental healthcare, housing, food, transportation, etc.
- to remove slums, blight and blighting conditions i.e., clearance, demolition, and code enforcement.
- to encourage the retention of significant historic structures and historic preservation efforts.
- to improve the Town's capacity to plan/administer CDBG funds, undertake comprehensive planning activities, and apply for other HUD Community Planning and Development programs or related grants.

Each year, within the five-year period covered by the Consolidated Plan, the Town must develop and submit to HUD, an Action Plan which contains the CDBG budget for that year. The Action Plan must be submitted to HUD on or before August 16th of each year.

The Town's Housing and Community Development Department, is responsible for the planning, preparation, implementation, and monitoring of the Consolidated Plan and all incremental One-Year Action Plan activities. This Department successfully uses the Federal Funds from HUD, to leverage other funds, both public and private, to expand and enhance the level of services to Davie's lower-income and minority residents.

Section 3 - Low/Moderate Income Concentrations (CDBG Target Areas):

The National Objective of the CDBG Program is to principally benefit low and moderate income persons by providing decent housing and a suitable living environment, and expanding economic opportunities.

The term "low/moderate income" applies to those individuals and households who earn up to eighty (80%) percent of the median income for that area (usually by County), as adjusted by family size. These income levels are published annually by HUD, and are adjusted for each CDBG program year.

FY 2006 Income Levels

Household Size	Low Income (50% of Median)	Moderate Income (80 % of Median)
1	\$21,200	\$33,950
2	\$24,250	\$38,800
3	\$27,250	\$43,650
4	\$30,300	\$48,500
5	\$32,700	\$52,400
6	\$35,150	\$56,250

In 1997, an analysis of the Town's demographic profile was undertaken to define specific geographic areas where there are concentrations of low/moderate income families and minority residents. This analysis revealed that the following areas contain the highest concentration of low/moderate income persons who would qualify for assistance under the CDBG Program:

Low/Moderate Income Concentrations

Census Tract & Block Group	Low/Mod Number	Low/Mod Percent
7.01 1	2,307	60 %
7.01 9	378	61 %
7.03 2	1,412	37 %
7.05 2	1,728	54 %
7.06 1	1,243	39 %
8.03 9	188	79 %

Since no Census Tract contained 51% or greater low/moderate income individuals, HUD and the Town analyzed the Census data by Block Groups to determine the geographic areas that would qualify for assistance. Based on this, HUD established 36.8% as the threshold for designation of a CDBG Target Area i.e., a specific geographic area where CDBG funds can be expended with the assumption that they would "principally" benefit low/moderate income residents. The area from Orange Drive north to 42nd Street between SW 55th and 57th Avenues, was also approved by HUD, as a result of a special income-survey performed by the Davie CRA in 1994.

The Davie Town Council adopted three (3) CDBG Target Areas in 2002¹, as follows:

Western Target Area a/k/a Orange Park, is located between 130th-136th Avenues, north of 14th Street and south of State Road 84.

Census Tract/Block Group	703.01 & 02
Total Population	3,978
Low/Moderate Income Population	36.8%

Southern Target Area a/k/a Driftwood, is located south of Stirling Road, east of 78th Avenue, and north and west of the Davie Road Extension.

¹ The Consolidated Plan for 2002-2007 was prepared before the Census 2000 was published.

Census Tract/Block Group	7.05.BG 2
Total Population	3,282
Low/Moderate Income Population	53.7%

Eastern Target Area, is bounded to the north by Nova Drive (including the Palma Nova Mobile Home Park), to the south by Orange Drive, to the east by NW 62nd Avenue, and to the west by Davie Road.

Census Tract/BG	706.00/1	701.00/1	701.00/9	803.00/9
Total Population	3,217	5,760	880	561
Low/Moderate Income	38.7%	59.8%	61.2%	43.1%

Section 4 - Areas of Minority Concentration:

The Town of Davie does not formally define an “area of minority concentration”; however, for the purpose of preparing the Town’s Consolidated Plan, 1990 Census Block Groups with 20% or more racial/ethnic minority households (Black, Hispanic, and Asian) were used. At that time, minority households in Davie constituted 13% of the population i.e. 3% Black, 8% Hispanic, 1% Asian, and 1% Other.

At the block group level, the only area of minority concentration was Census Tract 7.05 BG 2, which is composed of 20% Black households. Hispanic households constitute 8% of the population in Census Tract 7.01 BG 1, 4% in Census Tract 7.01 BG 9, and 15% in Census Tract 7.05 BG 2. Asian and other ethnic groups constitute 4% or less in each of the three block groups.

The Town of Davie has developed new public facilities, initiated extensive programs and activities, and installed new infrastructure in the Potter Park Community, which is the only African American enclave in Davie. The Eastern CDBG Target Area, and the Davie Community Redevelopment Area, encompasses this enclave, thereby allowing the residents to benefit from a multitude of services.

Section 5 - Community Involvement, Citizen Participation, Neighborhood Surveys, & Needs Assessments:

This Action Plan was the result of an extensive citizen participation process, and represents collaboration between the Town, local social service providers, housing providers, the Community Redevelopment Agency (CRA), Faith-based organizations, Memorial Healthcare Systems, and the residents of Davie. The Action Plan was developed in accordance with the Town’s adopted Citizen Participation Plan which sets forth the Town’s policies and procedures for citizen participation.

The Town strives to ensure citizen involvement, in an advisory role, in the planning, implementation, and assessment of the programs covered by the Consolidated Plan and each Action Plan. In developing the FY 2006/07 Action Plan, the Town encouraged the participation of all of its residents, especially from those living in designated CDBG Target Areas where the funds are proposed to be expended.

The Housing and Community Development Staff held pre-development meetings/hearings in each of the three (3) CDBG Target Areas, so that those residents could more readily attend and participate in the development of a plan which was specifically suited to the needs of each individual Target Area. In addition, an administrative Pre-Development Hearing was also held at a centralized location, so that other low-income residents, who may not reside in a CDBG Target Area, could also have an opportunity to attend a meeting and provide their input.

Prior to the adoption of each Action Plan, Davie residents are provided with timely access to local meetings, public hearings, grant documents, and copies of the Plan, in accordance with the federal regulations at 24 CFR Part 570. The Town ensures that hearing, sight, and mobility impaired persons have full and timely access to meetings and grant related documents.

Citizen Participation Process to Develop the FY 2006/07 Action Plan:

Pre-Development Public Hearings/Meetings were held on April 11th, April 20th, April 26th; and, May 9th, 2006.

A draft of the FY 2006/07 Action Plan was made available for a 30-day public comment for the period of June 20th through July 21, 2006 at the Housing and Community Development Office, located at 4700 SW 64th Avenue – Suite D. This facility is located on a major transit route, and the Town’s free shuttle-bus, fixed-route transit system, making it accessible (free of charge) to all interested residents.

A summary of the Action Plan was published in the Sun-Sentinel on June 21, 2006, describing its contents, purpose, activities to be undertaken, and the proposed use of the CDBG funds.

A summary of the FY 2006/07 Action Plan was provided to Broward County and to the adjacent municipalities of Fort Lauderdale, Dania Beach, Sunrise, Plantation, Cooper City, Weston, Pembroke Pines, Miramar, and Hollywood, as well as the Broward County Housing Authority, Broward County Community Development Division and the Office of Housing Finance (OHF), to obtain their input.

Prior to adopting the Plan, a Public Hearing was held by the Davie Town Council on August 2, 2006 in the Town Council Chambers, 6591 Orange Drive, Davie. No comments were received from the public.

Section 6 - Surveys and Analysis of Community Needs

The Housing and Community Development Department undertook "Needs Assessment Surveys" of the residents living in Davie's three (3) CDBG Target Areas, in order to determine the services and programs needed to enhance their quality of life.

Survey Area	Response
Driftwood	253 surveys completed
Orange Park	219 surveys completed
Potter Park	205 surveys completed
Palma Nova	159 surveys completed
Total Surveys	836

The survey results were tabulated; and, the top five (5) needs identified within each CDBG Target Area, follows:

Driftwood

- Education: adult & computer training, better schools, tutorial program, and library access
- Community activities: after-school program, parks, and expanded Boys & Girls Club activities
- Affordable child care – both sick and well
- Transportation – both public and special needs
- Healthcare (affordable)

Orange Park

- Teen Programs (At-Risk Youth)
- Neighborhood clean-up/beautification
- Affordable child care
- Reduced crime
- Housing Assistance Grants

Eastside/Potter Park

- Neighborhood clean-up/beautification
- Reduced crime
- Community Activities for both adults and children
- Affordable child care
- Improved housing conditions and affordability

Eastside/Palma Nova

- Improved housing conditions
- Neighborhood clean-up/beautification
- Reduced crime
- Community activities
- Improved economy

In addition to the individual Target Area surveys outlined above, the Housing and Community Development Department assisted the United Way of Broward County, in conducting a "Household Issues Survey" in July/August of 2003. The purpose of that survey was to gather information concerning items that need the most improvement in the overall community.

The survey gathered information concerning different socio-economic factors that affect all of Davie's lower-income and/or minority households. Eighty (80) surveys were completed by Davie residents, primarily those living

in the Town's CDBG Target Areas (Orange Park, Eastside/Potter Park, and Driftwood). The survey results follow:

Household Factors	Major Issue	Somewhat an Issue	Not an Issue	Not Sure
Having enough money for food	18	25	33	4
Having enough money to pay for housing	27	23	27	3
Being able to find work	24	21	34	1
Being able to read well enough to get along	3	3	71	3
Experiencing alcohol or drug abuse problem	3	13	57	7
Experiencing crime	9	32	39	1
Physical and/or mental health problems	6	22	50	2
Transportation problems	13	24	39	4
Childcare problems	19	22	37	2
Having enough money for recreation activities	25	28	22	5

Household's Primary Racial/Ethnic Group

Caucasian	25	31%
African-American	22	28%
Hispanic	26	33%
Caribbean	1	1%
Asian	1	1%
American Indian	1	1%
Other	4	5%

Total Household Income

Under \$10,000	21	26%
\$10,000-\$19,000	33	41%
\$20,000-\$29,999	15	19%
\$30,000-\$49,000	5	6%
\$50,000 or more	6	8%

On April 21, 2004, a written survey was conducted to obtain feedback from the Driftwood Target Area residents on the type of social services to be provided at the new Family Success Center (FSC) Offices located on the 2nd Floor of the Rick & Rita Case Boys & Girls Club located at 7525 NW 33rd Street. This new multi-purpose facility opened in April 2004. It is a traditional Boys & Girls Club facility on the first floor, with social service offices located on the second floor. The residents were asked to prioritize the services needed; and, fifteen (15) residents responded with the following results (in rank order):

- Emergency financial assistance
- Family counseling
- Financial management/credit repair
- Food assistance
- Healthcare services
- Legal aid and assistance
- Alcohol/drug rehabilitation services
- Time/stress management
- Mental health counseling
- Homestead exemption
- Language skills/ESOL

The Department had hoped to update the Quality of Life Surveys in FY2005/06; however, due to the unusually active Hurricane Season, the subsequent rehousing of displaced Davie residents, and a shortage of staff, we were unable to undertake this task. It is important to note, however, that the Department hosts monthly community meetings, so we are always in touch with the current needs and concerns of the residents in each of the three (3) CDBG Targets.

Rental Housing Surveys

During the summer of 2003, the Department of Housing and Community Development established the “base-line” for the median rental rates, by undertaking a “Rental Housing Survey” of all apartments listed in the Town’s Occupational License Database. At that time, the median rent was \$881.

In April-May 2006 the Department undertook a new rental survey to keep track of rental increases, condo conversions, and the number of vacancies. Survey forms were mailed to all apartment owners/managers, licensed by the Town. The surveys were analyzed, and in order not to skew the data, the mom-pop type apartments with six or less units, subsidized units, and/or dormitory-type housing were not included in the calculations. These units are typically smaller, less well maintained, and their rents reflect less than the current market rates.

The 2006 survey revealed that Davie’s median rent is now \$1,341. This represents as 34% increase in rents from the 2003 Survey. A summary follows:

Unit Size	Davie Survey	HUD FMR	GAP
Efficiency	\$ 730	\$ 652	(\$ 78)
1-Bedroom	\$ 855	\$ 752	(\$ 103)
2-Bedroom	\$ 949	\$ 911	(\$ 38)
3-Bedroom	\$1,566	\$1,205	(\$ 361)
4-Bedroom	\$2,605	\$1,377	(\$1,228)

The housing market in South Florida has sky-rocketed, and the prices for all types of housing, significantly increased in 2004, 2005, and 2006. It is hoped that this new survey will assist the Housing and Community Development Office in identifying apartments which may still be viewed as affordable for Davie’s Workforce. Also, the survey data will be provided to the Broward County Housing Authority (BCHA), so that they can request that HUD increase the FMR’s for this area.

Condo Conversions

Apartment Name & Address	# of Units	One Bedroom	Two Bedroom	Three Bedroom	Developer
Courtyards at Davie f/k/a Davie Crossings - 6920 SW 39th Street Davie, FL 33314	219	No	Yes	Yes	Lennar Homes
Sundance Apts. f/k/a Cedar Key 2876 S. University Drive Davie, FL 33328	180	Yes	Yes	No	Becker & Poliakkoff Attorneys
Westview Apartments 5060 SW 64th Avenue Davie, FL 33314	42	No	Yes	No	Ackerman Senterfitt
Gardens at Nova Apts. 6857 College Court Davie, FL 33317	140	Unknown	Unknown	Unknown	BF Group, LLC 1200 Ponce De Leon Blvd. Coral Gables, FL 33134-Proposed
Poinciana Lake Apts. 2600 S. University Drive Davie, FL 33328	208	Unknown	Unknown	Unknown	BF Group, LLC 1200 Ponce De Leon Blvd. Coral Gables, FL 33134-Proposed
Nova Park Apartments 6700 Nova Drive Davie, FL 33317	92	No	Yes	No	
Fasano Apartments 4050 SW 61st Avenue Davie, FL 33314	6	Unknown	Unknown	Unknown	
Total Conversions	887				

Mobile Home Park Survey

During the summer of 2006, the Department of Housing and Community Development mailed-out “Mobile Home Survey” forms to twenty-five (25) of the thirty-one (31) Mobile Home Parks licensed by the Town’s Occupational

License - Development Services Department. Although there are 31 Mobile Home Parks in Davie, four (4) have no homeowner's association/office, and two are privately owned communities where each resident owns a mobile home on an acre of land; therefore, they were not included in this statistical analysis. For example, the Seminole Health Club, located at 3800 SW 142nd Avenue, 33330 is a nudist colony. In the Orange Park Area (Western Davie) the following Parks have no homeowner's association/office; however, there are 305 mobile homes located in these parks.

- Alander Subdivision
- Carlan Mobile Home Park
- Cinnamon Tree Estates
- Saga Estates

The 25 Mobile Home Park Surveys analyzed in 2006, provide an 80% sample of the total of 31 mobile home Parks in Davie. For statistical purposes, a sampling in excess of 15% is considered to provide a clear picture of the housing costs. The survey revealed that the lot rents in Davie averaged \$445-\$468 during 2006, yielding a median lot rent of \$457. According to the last survey in June 2005, the median lot rents were \$405. This represents a 13% increase in lot rents since the last survey.

The purchase prices for mobile homes (both new and used) in 2006 ranged from \$2,000 to \$103,000; and, the median purchase price for a mobile home (irrespective of size or width) in 2006 is \$38,143. This is in stark contrast to the 2005 survey which revealed that the purchase price for mobile homes (both new and used) in 2005 ranged from \$2,000 to \$186,000; and, the median purchase price for a mobile home in 2005 (irrespective of size or width) was \$42,478 which is lower than in 2006. This discrepancy may be due to several factors. First, Davie was significantly impacted by Hurricane Wilma, and over 932 mobile homes were destroyed. Some Parks are no longer accepting new units, due to lack of space following the Hurricane, since FEMA located a number of Commercial Trailers and Mobiles in various Mobile Home Parks in Davie. Finally, the majority of the mobiles in Davie are older models built in the 1960's and 1970's, which do not meet the State Windstorm Requirements; and, the value of these older models depreciates rapidly.

Mobile Home Survey - May/June - 2006

Mobile Home Park	# of Units	Lot Rents	Sales Prices
American Mobile Homes 13281 SW 8 th Street Davie, FL 33325 (954) 472-2134	44	\$325	\$7,000 to \$25,000
Cheron Village/ Hometown 13222 SW 9 th Court Davie, FL 33325 (954) 474-3110	202	\$670	\$20,000 to \$30,000
Dell Trailer Park 4633 SW 73 rd Ave. Davie, FL 33314 (954) 587-8655/ (502)535-6386	13	\$265	\$5,000
Driftwood Acres Mobile 4800 Griffin Road Davie, FL 33314 (954) 584-0694	53	\$225	\$25,000 to \$53,000
East Pine Ridge 4800 S. Pine Island Road Davie, FL 33328 (954) 434-2432	70	\$420	\$16,000 to \$65,000
Everglades Lakes 2900 SW 52 nd Ave. Davie, FL 33314 (954) 584-6215	639	\$423-\$458	\$39,900-\$59,900

Garden Park Estates	38	Unknown	Private 1/ac
Grove Park Estates	35	Unknown	Private 1/ac
Kings Manor Estates 12500 State Rd. 84 Davie, FL 3325 (954) 472-5624	297	\$549-\$554	\$20,000 to \$85,000
Lauderdale/Anchorage 4681 SW 73 rd Avenue Davie, FL 33314 (954) 817-0770	10	\$550-\$600	\$8,000 to \$22,000
Moonlight Ranches 4651 Griffin Road Davie, FL 33314 (954) 581-1834	54	\$349	\$10,000 to \$18,000
Orange Blossom 6651 SW 45 th Street Davie, FL 33314 (954) 581-0110	100	\$413	\$ 6,000
Orange Park Club, Inc. Stahl Family Limited 500 SW 130 th Avenue Davie, FL 33325 (954) 463-6569	51	\$300-\$310	Not Applicable
Palm Haven Mobile Homes 4791 SW 82 nd Avenue Davie, FL 33328 (954) 434-2432	79	\$405	\$ 4,000 to \$58,000
Palma Nova 3020 SW 61 st Ave. Davie, FL 33314 (954) 583-1352	878	\$420-\$435	\$ 2,000 to \$50,000
Paradise Village 12850 State Rd. 84 Davie, FL 33325 (954) 472-2900	452	\$551 & Up	\$60,000 to \$85,000
Park City 8640 SW 20 th Street Davie, FL 33324 (954) 473-6800	1201	\$51-\$74 Maintenance Fees for Common Areas Only	\$69,000-\$100,000
Park City West 10550 State Road 84 Davie, FL 33324 (954) 472-5331	332	\$460-\$640 S/W \$605-\$683 D/W	\$35,000 -\$110,000
Ponderosa 4701 SW 73 rd Ave. Davie, FL 33314 (954) 817-0770 Joy Julian	2 <u>16</u> Total 18	\$600 Tenant Occupied \$400-Owner Occupied	Unknown

Rexmere Village 11300 Rexmere Blvd. Davie, FL 33325 (954) 472-1220	774	\$555-650	\$20,000 to \$158,900
Riverside 4730 SW 46 th Lane Davie, FL 33314 Mailing Address: 9709 No. New River Canal Road #206, Plantation 33324	35	\$290-\$300	\$20,000 to \$30,000
Seminole Health Club 3800 SW 142 nd Avenue Davie, FL 33330 (954) 473-0231	40	\$450	No Sales
Stirling Mobile Home Park 5401 Stirling Road Davie, FL 33314 (954) 465-1402	65	\$455	No Information Available
Sunshine Village 13453 SW 5 th Street Davie, FL 33325 (954) 472-7353	356	\$525-552	\$15,000 to \$103,000
Swaying Palms 4851 Griffin Road Davie, FL 33314 (954) 581-1834	78	\$451-461	\$12,000 to \$20,000
Twin Lakes Travel Park 3055 Burris Road Davie, FL 33314 (954) 587-0101	374	\$350	Unknown
Western Hills Estates 13000 SW 5 th Court Davie, FL 33325 (954) 472-7151	96 <u>310</u> 406	\$900-\$1000 \$513	\$29,000-\$50,000
Average Rentals	6,999	\$445-\$468	\$21,145 to \$55,140
Median Rentals/Value		\$457	\$ 38,143

Section 7 – Neighborhood Revitalization Program:

The Housing and Community Development Department created a grass-roots self-sufficiency program in 2003 known as the “Safe Neighborhood Program”, which was a joint-venture partnership with Memorial Healthcare Systems (MHS). The financial contributions of MHS were matched by the Town’s General Funds; and, two (2) Neighborhood Program Coordinators were hired i.e., one Coordinator who handled the Eastern (Potter Park/Palma Nova) Target Area; and, the other Neighborhood Coordinator who handled the Driftwood and Orange Park Target Areas.

The goal was to raise awareness of community problems which contribute to crime and related activities, and provide self-sufficiency programs and opportunities which help people transition from welfare to independent economic status, while simultaneously improving the physical aesthetics of the neighborhoods.

This program was a huge success, and Target Area residents actively participated in the program. When the joint-venture partnership grant between the Town and the Memorial Healthcare Services concluded on September 30,

2004, the Town funded the "Neighborhood Program", using General Funds. The program was restructured and renamed the "Neighborhood Revitalization Program", and was designed so that all three (3) CDBG Target Areas could be unilaterally addressed, under the direction of a "Neighborhood Revitalization Program Coordinator". Two (2) part-time Neighborhood Resource Specialist positions were added to the Department in FY 2004/05, to work with the Program Coordinator.

The new program utilizes a "holistic" approach, and is premised on the fact that no single action can "turn a neighborhood around"; rather, the combination of improved housing conditions, adequate infrastructure, crime prevention, education/vocational training, economic development initiatives (job development/placement), subsidized child care, health care, etc., must be brought together to create a significant and positive impact on the community. The program is designed to empower the residents to build a process which results in neighborhood revitalization, crime reduction, improved healthcare, job creation, and enhanced community services (e.g., social services such as affordable child care).

A comprehensive "Needs Assessment" was undertaken; and, the specific needs of each Target Area were then evaluated. Programs and activities were formulated into a Revitalization/Redevelopment Plan tailored to meet the individual needs of each targeted area.

Target Area residents are given the opportunity to play an active role of in "holistic" approach of neighborhood revitalization during monthly community meetings. The community meetings are held at a central location in the Target Area and attended by the Elected Officials, Davie Police Officers, Davie Code Compliance Officers, Guest Speakers, "Partner Agencies", Housing and Community Development Staff, and other Public Officials.

In an effort to promote community involvement, the Housing and Community Development Department created a Neighborhood Revitalization Team which is comprised of the Target Area residents, Town employees, and other interested parties. The purpose of the team is to facilitate unity and pride within the Target Areas, through community activities (assisting seniors, neighborhood clean-ups, special events, etc.). During FY 2005/06, the Neighborhood Revitalization Program made 18,240 referrals for Davie residents, to other social service agencies in Broward County, as follows:

AGENCY	Driftwood	Orange Park	Eastside	TOTALS
A Job for You Employment Agency	0	0	1	1
Broward County Health Department	0	23	0	23
Broward County Housing Grants	1	0	0	1
Broward County Low-Cost Pet Services	18	12	30	60
CDBG Target Area Community Meetings	1,045	2,552	3,836	7,433
CDBG Youth Scholarship Program	5	27	44	76
City of Hollywood	1	0	0	1
Consumer Credit Counseling	18	0	10	28
Davie CRA	0	0	1	1
Davie Police Athletic League Programs	0	10	6	16
Earned Income Tax Credit Program	319	1,610	3,006	4,935
Ease Foundation	10	7	11	28
Family Service Agency	19	0	0	19
Family Success Center	11	12	8	31
Free Smoke Alarm Program	0	125	0	125
Habitat for Humanity	2	0	0	2
Hope Inc. (Fair Housing Agency)	17	23	7	47
Hope Outreach	15	10	12	37
Hurricane Preparedness Information	39	37	33	109
Mass Mutual-Free Life Insurance Program	21	0	23	44
Maximizing Out of School Time Program	0	0	10	10
Memorial Hospital Immunizations	0	0	50	50

Memorial Hospital Adopt a Child Program	25	20	5	50
Memorial Hospital Health Fairs	25	0	24	49
Memorial Summer Youth Employment	20	0	10	30
Pet-Friendly Shelter Registration	270	1,470	2,805	4,545
Rick Case Bike Program	10	0	30	40
Town & B&G Clubs Health Fairs	0	25	0	25
Town's Back To School Back-Pack Program	25	30	60	115
Town's CDBG Paint Program	21	25	23	69
Town's Housing Grants	27	30	25	82
Town's Summer Program	10	25	25	60
Urban League of Broward County	19	0	6	25
Women in Distress	0	0	1	1
Workforce One Employment Solutions	23	27	22	72
Target Area Totals	2,016	6,100	10,124	18,240

Some of the items recently undertaken through the Neighborhood Revitalization Program include:

- Community meetings in each CDBG Target Area to determine residents needs and concerns
- Hurricane Preparedness presentations for the CDBG Target Area residents and mobile home occupants
- Hurricane Evacuation of Davie's 31 Mobile Home Parks during the 2005 Hurricane Season
- Assisted Hurricane Wilma victims with the filing of FEMA claims, appeals, and relocation forms
- Provided emergency assistance to Davie Target Areas and mobile home residents post Hurricane Wilma e.g. ice, water, MRE's and blue tarps
- Held Pet Vaccination Clinics in CDBG Target Areas @ 160 dogs/cats, that can now be housed in a pet-friendly shelter, kennel, or veterinarian facility, thus enabling the owner to evacuate
- Coordination of the Earned Income Tax Credit Program for Davie's low-income residents
- Coordinated "Neighborhood Clean-up" events in the CDBG Target Areas
- Provided 75 scholarships to Davie low-income families for the Town's Summer Program
- Assisted in the coordination of "Back to School" health fairs in each of the CDBG Target Areas
- Held "Back to School" Program for Target Area children & provided 100 back-packs and school supplies
- Held a Fair Housing Poster Contest for children ages 8-12, designed to educate young people on housing discrimination and fair housing laws. Contest winners acknowledged at April 19, 2006 Council Meeting
- Coordinated Fair Housing presentations in CDBG Target Areas in April 2006
- Identified resources for neighborhood improvement programs
- Assistance with emergency financial or housing crises e.g. pending evictions or foreclosures
- Service to the disabled and/or frail elderly e.g. the mini-make-over of the home of a 97 year old Davie resident
- Assisted displaced fire victims e.g. Arrowhead Condominiums, and privately owned mobile homes
- NRP Coordinator served as an advisor to the Flamingo Elementary School Advisory Committee in their planning process
- Coordinated 3rd annual "Love To Read-Love to Achieve" Program for Headstart classes at three (3) Davie Elementary Schools
- Coordinated social service delivery by two faith-based not-for-profit agencies i.e. the Hope Outreach Center and the EASE Foundation, as well as the County's Family Success Center (FSC)
- Worked with Liberty Christian Church to undertake special programs to serve at-risk Davie residents e.g. they painted an inspirational mural at the Rick and Rita Case Boys and Girls Club, and hosted a community outreach event at the Potter Park Multi-Purpose Facility
- Supported two (2) Eagle Scout Projects that benefited CDBG Target Area residents and at-risk youth
- Worked with the Miami FBI Office to provide special holiday events for at-risk youth, including an event in which Shaquille O'Neal of the "Miami Heat" sponsored gifts for 50 low-income Davie children
- Coordinated holiday event with the "Eyes of America" organization which benefited 250 at-risk and lower-income Davie children
- Undertook new program with the Miami FBI wherein Davie's at-risk youth attended the Jr. FBI Academy at Nova Southern University

Section 8 - The Housing Conundrum in Davie:

The inflated real estate market in South Florida (indeed all of Florida) has given rise to an “affordable housing crisis”; and, all municipalities are struggling to find workforce housing for their local job markets. A recent study commissioned by the Broward Housing Partnership found that 75% of all Broward households earn less than \$77,000 per year; but, they would need to earn \$91,000 to afford the current median price of \$361,100 for a single-family home. Only 50% of all Broward households earn \$50,000, which is needed to purchase a median-priced Condo @ \$193,000. Over the past year, most households have been priced out of the housing market, because of the unprecedented growth in real estate prices. Major gaps exist between what a single-family home costs, and what most families can afford to pay throughout Broward County.

Affordability Gap – Broward Housing Partnership Study

Housing Type	Median Price	Income Required		
Single Family Homes	\$361,100	\$90,720		
Condominiums	\$193,000	\$50,500		
Rental Apartments	\$ 1,222 mthly	\$45,000	(2-Bedroom)	
Occupation	Median Wage	Median Home	Affordable	Gap
Nurse (RN)	\$50,362	\$361,100	\$192,764	-\$168,336
Police Officer	\$49,188	\$361,100	\$179,440	-\$181,660
School Teacher	\$39,876	\$361,100	\$149,983	-\$211,117

The Broward Housing Partnership’s Report stresses that the growing housing affordability crisis will have the following serious consequences:

- First – Broward County’s Economy is At-Risk - Out of control housing costs make it difficult to fill jobs, and it discourages businesses from locating or expanding here. Meanwhile many young college graduates from our State College and University system will be forced to pursue jobs in other areas of the Country that have a lower cost of living.
- Second – The Social Fabric of Communities and Neighborhoods is Threatened – Due to escalating housing costs, people can not afford to maintain their existing community ties or live close to their jobs or extended families. Many of us could not even afford to buy our own homes at today’s prices.

The recent phenomena of rental apartments converting to condominiums, and mobile home parks starting to convert to townhomes, is reducing the number and type of housing units available to low/moderate income families and the majority of the Town’s workforce. Hurricane Wilma also had a devastating affect on the Town of Davie’s housing stock. The Town’s initial assessment of housing units lost was over 985 structures: 832 Mobile Homes, 51 Single-Family Homes, 33 Townhomes/Condos, and 55 Apartment Units. Subsequent to the Storm, many other structures, particularly mobile homes became un-occupiable due to mold and mildew infestations, sagging floors, collapsed roofs, etc.

It has been extremely difficult to rehouse these displaced Davie residents, as there is little to no comparable affordable replacement housing available to them. Many of the mobile home residents that were displaced by Wilma were subsequently rehoused in lower-cost rental units. Thus, the rental vacancy rate is now extremely low; and, many landlords are capitalizing on the demand for units by raising their rents.

Additionally, the Town has been notified by seven (7) rental apartment complexes of their intent to convert to condominiums. If they all move forward with this process, 889 affordable market rate rental apartments will be lost, and these Davie households/families will be displaced as it is highly unlikely that they will be able to qualify for, or afford to purchase, their current unit when it is converted to a condo.

These problems must be tackled at a regional level, with all counties and municipalities working together. The Town of Davie’s Housing and Community Development Director actively participates in all county-wide Affordable Housing Task Forces and housing groups, to help design new programs and policies to address the current housing crisis in South Florida. The Housing and Community Development Director was chosen in 2005 to join the Broward County Planning Council’s Affordable Housing Ad Hoc Committee.

Another challenge facing the Town in meeting its Consolidated Plan goals, is addressing the housing needs of its lower-income residents living in sub-standard mobile homes. The Town estimates that it has 19,456 residents

living in 7,370 mobile homes², which represents 24% of the total housing units. There is currently no source of funds available to assist these mobile home owners to make needed repairs to their homes, since the regulations governing both the CDBG and SHIP Programs prohibit the use of grant funds to renovate them. Unfortunately, the Government does not recognize them as “permanent” homes. Given these constraints, the Town’s strategy for assisting these mobile home occupants, is to provide new opportunities in Davie for the development of affordable rental and homeownership housing.

The disproportionately high rental rates in Davie in comparison to other Broward County cities, make it difficult to find affordable rental units (in good condition), and attract Landlords that will participate in the Section 8 Program. Because of these factors, many lower-income families have a difficult time finding affordable rental housing, particularly those families that are “cost-burdened” (paying 30% or more of their gross income for rent/utilities).

“Out of Reach 2003: America’s Housing Wage Climbs”

According to the National Low-Income Housing Coalition:

- A minimum wage earner in Florida (\$5.15 hour/\$10,712 annually) can only afford a monthly rent of \$268
- A SSI recipient (receiving \$552 monthly/\$6,624 annually) can only afford a monthly rent of \$166, yet the FMR for a one-bedroom unit is \$605
- An extremely low-income household (earning \$15,217) can only afford a monthly rent of \$380, yet the FMR for a 2-bedroom unit is \$742
- In Florida, a worker earning the Minimum Wage (\$5.15 per hour) must work 111 hours per week in order to afford a 2-bedroom unit at the FMR
- The Housing Wage in Florida is \$14.26 i.e. the amount a full-time worker (40 hours per week) must earn to afford a two-bedroom unit at the FMR. This is 277% of the minimum wage

The Town is working hard to stimulate the development of new affordable housing units (both for-sale and rental), especially within CDBG Target Areas, where the majority of the Town’s lower-income residents live. In the past 12 months, the Housing and Community Development Director has met with 27 prospective developers to evaluate sites for affordable housing.

Two (2) new affordable workforce housing projects were undertaken in 2005/06: Village Parc Townhomes which is 70 new affordable townhomes on the corner of University Drive and the Davie Road Extension, and the Villas of Palomino on the Davie Road Extension at 69th Street, which has 52 new townhomes, of which 36 will be affordable. The Town of Davie assigned Affordable Housing Flex Units (AFU’s) and waived building and all related processing fees, to effectuate these developments. Permits have been expedited to a greater degree than all other projects for these two housing initiatives.

The Stirling Road Apartments, 250 units of affordable rental housing, located on Stirling Road in the Driftwood Target Area, opened in the fall of 2000. This project was financed with Federal Low-Income Housing Tax Credits (LIHTC) and Tax-Exempt Bonds, and contains 2/3-bedroom units. Davie waived impact-fees @ \$123,000, and rebated permit fees @ \$19,750 as an incentive for this affordable housing project.

Summerlake Apartments on SW 61st Avenue in the Eastside/Potter Park Target Area opened in January 2001 with 108 two and three-bedroom affordable rental units. The Town used \$100,000 of its SHIP funds to leverage an additional \$350,000 for pre-development costs through Broward County’s SHIP Program. The Town assisted the developer in obtaining \$5.6 Million in Tax-Exempt Bonds from the Housing Finance Authority (HFA) of Broward County, and rebated \$19,750 in permit fees.

On February 9, 2001 the Davie Town Council adopted the “Harmony Village Community Plan”, which entailed the development of a 4.5 acre parcel in the Southern/Driftwood Target area into 22 single-family homes for first-time home buyers, a new Boys and Girls Club, and a Family Success Center (FSC) for one-stop-shopping for social and public services. The housing component was developed in two phases, with the first 12 homes built in FY

² 7,370 mobile homes x the average household size of 2.64 = 19,456. If the average “family” size of 3.13 were used, it would equal 23,068 individuals living in mobile homes.

2003/04 and the remaining 10 homes constructed in FY 2004/05. All 22 homes are now occupied by low-income first-time homebuyers. The Florida Community Development Association (FCDA), a state-wide organization of housing, community development, and neighborhood revitalization professionals, awarded its 2005 Achievement Award to Davie's "Harmony Village Community Initiative" as a "best-practice".

Finally, the Town's Analysis of Impediments to Fair Housing Choices (AI) disclosed that there are disproportionate lending practices in Broward County i.e. minority and low-income individuals were denied financing at higher rates than other applicants. Accessibility to home mortgage financing was also noted in the AI. Davie's Housing and Community Development Office provided these agencies with information on both Fair Housing laws and the Town's affordable housing initiatives. Special emphasis was placed on informing the lenders of disparate lending practices, and finding alternative financing programs for lower-income at-risk housing applicants.

In FY 2005/06 the Housing and Community Development Office also undertook a Fair Housing Poster Contest for children 8-12 years old, in order to educate them on housing discrimination and the fair housing laws. This initiative was a huge success; and, HUD's FHEO Director, and Bill Thompson from HOPE, Inc., helped present the awards to the children at the Davie Town Council Meeting of April 19, 2006.

Housing Projects Completed or Underway in FY 2005/06

Program	Units	Unit Cost	Funding	Source
Single-Family Rehab Program	3 Homes	\$ 15,000	\$ 45,000	CDBG
Home Repair Program	18 Homes	\$ 15,000	\$270,000	SHIP
Harmony Village Purchase Assistance	12 Homes	\$ 12,000	\$144,000	SHIP
Davie Purchase Assistance Program	9 Homes	\$ 8,000	\$ 72,000	SHIP
CRA New Construction	4 Homes	\$ 16,000	\$ 64,000	CRA
CRA New Construction	4 Homes	\$ 42,661	\$169,044	SHIP
Arrowhead – Condo Restoration	4 Units	\$ 10,800	\$ 43,200	CDBG
New Const -Villas of Palomino	36 Units	\$ 3,006	\$108,200	Fee Waivers
New Const - Village Park Townhomes	70 Units	\$ 3,006	\$210,420	Fee Waivers
Homeless Prevention	49 Homes	\$ 600	\$ 29,400	CDBG
Counseling/Credit Enhancement	40 Homes	\$ 500	\$ 20,000	SHIP
Fair Housing Educ/Training	49 Homes	\$ 100	\$ 4,900	CDBG

Housing Projects Proposed For FY 2006/07

Program	Units	Unit Cost	Funding	Source
Single-Family Rehab Program	4 Homes	\$ 30,000	\$ 60,000	CDBG
Home Repair Program	5 Homes	\$ 30,000	\$ 100,000	SHIP
Purchase Assistance Program	6 Homes	\$ 40,000	\$ 180,000	SHIP
Barrier-Free Program (Rehab)	2 Homes	\$ 35,000	\$ 60,000	SHIP
Homeless Prevention	68 Homes	\$ 600	\$ 40,000	CDBG
Counseling/Credit Enhancement	40 Homes	\$ 500	\$ 20,000	SHIP
Fair Housing Educ/Training	60 Homes	\$ 100	\$ 6,000	CDBG
CRA New Construction	4 Homes	\$ 35,554	\$ 126,000	SHIP
CRA New Construction	4 Homes	\$ 35,816	\$ 143,265	CRA
New Construction – BCHA Ehlinger	30 Units	\$150,000	\$4,500,000	BCHA/Private
New Const - Village Parc Townhomes	20 Homes	\$ 43,000	\$ 865,000	HOME/SHIP

This has been a very challenging year for the Town of Davie, and indeed all of Broward County, as we struggled to rebound from the busy 2005 Hurricane Season. Attracting developers and contractors to work on our housing and capital construction projects has been extremely difficult, since many of these companies went to the Gulf States post Hurricane Katrina. Construction supplies and materials, were not only scarce, but the prices skyrocketed. The cost of concrete and steel has been going up about \$6,000 per week, causing many housing developers to "post-poner" their projects, or seek additional funds to cover their construction cost deficit. The Town stepped-up to the plate, and when needed, added additional subsidies and/or fee waivers to effectuate the completion of our affordable workforce housing projects.

Section 9 - Effects of Hurricane Wilma:

As previously indicated, in October 2005, the Town of Davie was devastated by Hurricane Wilma. Many of the Town's Mobile Home Parks sustained significant damage, and the Town lost over 1,100 units. Given the magnitude of the disaster, all Town employees were called into emergency response service. The Town's

Housing and Community Development Office served as the lead agency for the distribution of food, water, ice, MRE's, and blue tarps to the lower-income families living in Davie's 31 Mobile Home Parks. The majority of the mobile home owners were uninsured, and they lost everything.

The National Guard was called in to assist Davie in maintaining order, until the distribution sites completed their 10 day emergency service period. During this time, Town employees were dispatched into the mobile home parks to undertake "Displaced Residents Surveys" to determine how many people became homeless as a result of the storm, and how to serve the medically needy and/or physically disabled residents. It was initially estimated that 2,500 individuals lost their housing and became homeless as a result of the Storm. Davie, in conjunction with the Red Cross, opened an Emergency Shelter at the Potter Park Community Center in Eastern Davie, and this site, which housed 210 individuals, remained open until December 3, 2005. Housing and Community Development Staff were at the Shelter on a daily basis, at specific times, to assist FEMA, Broward County's Human Services Department, and other agencies assisted Davie residents.

It has been extremely difficult to rehouse these displaced Davie residents, as there is little to no comparable affordable replacement housing available to them. Many of the mobile home residents that were displaced by Wilma were subsequently rehoused in lower-cost rental units. Thus, the rental vacancy rate is now extremely low; and, many landlords are capitalizing on the demand for units by raising their rents.

The Housing and Community Development Staff served as the liaison with FEMA and the State of Florida Emergency Response Teams (SERT) to process FEMA applications and appeals. As of this date, there are still Davie residents living in commercial FEMA trailers or mobile homes, or living in temporary hotels and apartments, because they have not yet been successfully transitioned back into permanent housing that is affordable to them. This task has proven to be very challenging given the lack of comparable replacement units available to these lower-income individuals and families.

CDBG Disaster Recovery Funds:

The Dept. of Community Affairs (DCA) will be administering the 2005 Disaster Recovery Initiative; and, funds will be allocated by each affected County. Broward County is slated to receive \$22,163,887, and must apply on behalf of all entitlement cities. Grant recipients are required to utilize at least 70% of their CDBG Disaster funding for the restoration of disaster impacted affordable housing. The remaining 30% of the allocation may be used to restore disaster impacted infrastructure and/or assistance for displaced or economically impacted businesses. Emphasis will be given to affordable housing strategies and projects which promote long-term housing recovery.

- Housing projects may include, but are not limited to: rehabilitation, relocation, demolition/replacement, and new construction of affordable housing, transitional housing, and complementary housing activities such as restoration of safe and sanitary water and/or sewer services. Local governments are encouraged to give special consideration to the unmet housing needs of the elderly, people with disabilities, the homeless, and persons living in poverty.
- Infrastructure projects may include, but are not limited to: repairs and improvements to streets, water and waste water systems, drainage facilities, and public buildings.
- Business assistance may include, but is not limited to: repairs and improvements to public buildings in commercial business areas, street paving, and infrastructure to attract businesses, sidewalks, and lighting.

These funds may not be used for a project or activity which was underway prior to the Presidential Disaster Declaration, unless the disaster directly impacted the project.

The Notice of Funding availability (NOFA) limits administrative funds to 5%; and, the State is taking 2% leaving 3% for the County. Local governments will need to use their projects funds for "service delivery personnel" to carry out the activities.

DCA has established a 4-year administrative timeline and budget within which the funds must be expended; and, the County/Municipalities must execute a 2 year contract for use of the funds.

All local governments will have to develop a Local Mitigation Strategy (LMS); and the Regional Planning Council must receive a copy of the application. The County-wide application must be submitted to DCA on or before August 18th. Davie anticipates receiving funds under this collaborative application, and will use such funds accordingly.

The Town's Grants Coordinator joined the Housing and Community Development Staff at the Disaster Recovery Workshop which was held in Boca Raton on June 27, 2006.

Section 10 - Public and Assisted Housing:

The Town has an excellent working relationship with the Broward County Housing Authority (BCHA), which is evidenced by the partnership formed to address the quality of life for the residents of Ehlinger Apartments, located at 7481 N.W. 33rd Street in the Southern Target Area a/k/a Driftwood. The BCHA recently repainted all 100 units, upgraded the landscaping, and provided new entrance signage.

The primary "quality of life" complaint from the tenants in Ehlinger Apartments, was the lack of air-conditioning; therefore, Davie provided \$225,000 in CDBG funds which were used to match the Housing Authority's CGP funds, for the installation of central air-conditioning at Ehlinger Apartments. This project was completed in October 2002; and, the tenants are now enjoying an improved quality of life. The Town is also working on plans to expand and beautify SW 33rd Street, which leads into the Ehlinger complex.

In FY 2005/06 the BCHA and the Town continued refurbishing and painting both Ehlinger and Griffin Gardens Apartments. Also, new security screening/surveillance devices will be installed at Griffin Gardens. The Town of Davie is waiving all Building Permit and related fees, for any work done under the auspices of the BCHA.

The BCHA also determines the eligibility of tenants, inspects units, and pays rent subsidies for El Jardin Apartments, a privately-owned Section 8 Moderate Rehabilitation Family Rental Housing Project located at 3300 El Jardin Drive (232 Family Units).

The Broward County Housing Authority also owns and operates the Griffin Gardens Apartments, 100 units of Elderly and Disabled Rental Housing located at 4881 Griffin Road. This is a well maintained housing complex; and, no complaints have been received regarding the living conditions at this site.

The current flat rents at Davie's two (2) public housing projects follow:

<u>Project</u>	<u>Units</u>	<u>1 Bdrm</u>	<u>2Bdrm</u>	<u>3Bdrm</u>
Ehlinger Apartments (Family)	200	N/A	\$545	\$652
Griffin Garden (Elderly)	100	\$495	N/A	N/A

The BCHA administers 4,749 Section 8 Vouchers; and, the Tenant Based Program has 340 families on the Waiting List, which has been closed for 45 months. They also administer 586 Public Housing Units; and, have 371 families on that Waiting List which has been closed for 15 months. The need for rental assistance in Broward County is critical; and, the Town is very pleased that the BCHA is exploring all options to expand its portfolio of rental housing opportunities. For example, the Town and the BCHA are exploring the redevelopment of Ehlinger Apartments to add additional rental units. Hurricane Wilma damaged /destroyed 4 units; and, since the new Boys and Girls Club facility was developed adjacent to the project, they no longer need the community facilities. These could be demolished to pave the way for the new construction of 30 rental units. This project is still in the planning phases, but promises to be a wonderful opportunity to provide desperately needed affordable housing to Davie residents. This project is contained in the PHA's 5 Year Plan for Fiscal Years 2005-2009, as a "mixed-finance" development. They are requesting HUD approval for "Demolition/Disposition" for Ehlinger Apartments FL 29PO790002, with an application for submission planned for Sept. 1, 2006.

The Town is also working with the BCHA on getting approval from HUD to increase the Section 8 FMR's based on the Town's recent Rental Housing Survey. The rents in Davie are extraordinarily high, making it difficult for many landlords to participate in the Section 8 program due to the large gap between the FMR's and the current post-Wilma rental increases.

Comprehensive Grant Program (CGP):

Both of the public housing projects owned by the Broward County Housing Authority (BCHA) were constructed post-1975, and are in sound structural condition but require minor improvements and upgrades to enhance the quality of life for the existing residents.

The BCHA's Action Plan for 2005-2009 identifies the following funds for Davie's two housing projects:

Year Funded	Ehlinger Apartments (FL29-2A)	Griffin Gardens Apts (FL29-6)
2006	\$ 90,000	\$ 75,000
2007	\$ 0	\$ 45,000
2008	\$ 0	\$125,000
2009	\$ 0	\$775,000
2010	\$150,000	\$ 0

The United States Department of HUD classifies all public housing authorities as either “troubled” or “non-troubled”, and we are delighted to report that the BCHA is a top-producing and well run agency.

Section 11 - Continuum of Care for Homeless Assistance and Prevention:

Since homeless persons in Broward County are concentrated in the older communities of Pompano Beach, Fort Lauderdale, and Hollywood, where the majority of services to the homeless are provided, the problem of homelessness is viewed as a regional problem that requires regional solutions. The Town's Housing and Community Development Director works closely with the Broward Homeless Initiatives Board and the Homeless Partnership in developing the annual Continuum of Care for the Homeless application, and the Town promotes county-wide strategies and efforts aimed at addressing homelessness.

On December 6, 2005, the Broward County Board of County Commissioners approved a resolution endorsing “A Way Home” - Broward County Florida's Ten Year Plan to End Homelessness, including chronic homelessness. Over seventy agencies worked in a collaborative effort, to develop this plan. An implementation committee will now be established to involve Federal, State, County and municipal governments and agencies, including law enforcement and corrections, hospital districts, the School Board as well as coordinating agencies such as the Coordinating Council of Broward. Participation from private entities such as the faith community, private landlords, developers and businesses will also be necessary. Broward County is one of the few communities in the nation with a recurring dedicated funding source for homeless services. The Town is also working diligently to implement numerous projects funded by the U.S. Departments of Housing & Urban Development, Health & Human Services (HHS), Veterans Affairs (VA) and the State Office on Homelessness toward this end.

Broward County, Florida Ten (10) Year Plan to End Homelessness

- The U.S. Interagency Council on Homelessness (ICH) and the National Alliance to End Homelessness support and encourage local communities to develop 10-year plans to end chronic homelessness and overall homelessness, respectively.
- In September, 2004, at the Florida Summit on Homelessness in Weston, sponsored by the Coalition to End Homelessness, Broward County announced its intention to join hundreds of other communities in developing a Ten Year Plan to End Homelessness. On February 9, 2005, Mayor Kristen Jacobs reaffirmed this in a letter to ICH Executive Director, Philip Mangano.
- Since September 2005, over 140 individuals, representing over 60 agencies attended workshops, focus groups, weekly steering committee meetings and nine (9) topical committees to develop the proposed plan. The Town of Davie's Housing and Community Development Staff were a part of this process.
- The major feature of the plan calls for the development of 1,200 new units of permanent supportive housing, two-thirds of which would be targeted to the chronic homeless based upon a 2005, point-in-time, analysis of need. The estimated capital development cost is \$43.2 million. Even so, research indicates a cost savings to house and treat the chronic homeless as opposed to the costs of serving them now in emergency rooms and jails.
- Broward County Government is already investing over \$12 million annually (FY05) in general revenue for homeless services. This is leveraged by almost \$9 million of Federal McKinney Vento and State Office on Homelessness funding.
- Implementation of the plan will begin with convening an Implementation Committee after the plan is adopted to create annual action plans and updates. Implementation will require support from federal, state and local governments and agencies, including law enforcement and corrections, hospital districts, the School Board as well as coordinating agencies such as the Coordinating Council of Broward.

Participation from private entities such as the faith community, private landlords, developers and businesses will also be necessary.

- Other elements of the plan involve goals and objectives related to: prevention; data collection; access to mainstream resource and discharge planning; affordable housing; shortening the time people spend homeless; street outreach, rapid re-housing; treatment & services and income to pay for housing.

The following is a synopsis of the Town's homeless initiatives:

- The Town of Davie entered into a CDBG Sub-Recipient Agreement in FY 2005/06, with the Hope Outreach Center Inc., a faith-based not-for-profit organization serving Davie's lower-income families @ \$40,800, to provide an "Emergency Assistance Program" to prevent homelessness by providing emergency financial assistance for housing, food, transportation, and utility payments (electric, water, sewer, gas). During the past year, 76 clients were assisted with rental payments to avoid eviction, mortgage payments to forestall foreclosures, utility payments, medical payment, and prescription medication for those without insurance, or could not afford the co-payments.
- Following Hurricane Wilma, the Housing and Community Development Department assisted over 2,300 homeless individuals in about 1,100 families that were permanently displaced by the Storm. The staff worked closely with FEMS, SERT, Broward FSC, and local faith-based organizations and other not-for-profits to rehouse Davie's displaced residents. These homeless individuals are still in the final recovery phase and are being case managed to ensure that they can maintain their new permanent housing.
- 8,767 referrals were made in FY 2005/06 to local service providers for special needs or at-risk individuals by the Housing and Community Development Neighborhood Revitalization Program Coordinator and the Neighborhood Resource Specialist.
- The Town of Davie, in conjunction with the Broward County Office of Family Success Centers opened a Family Success Center (FSC) in Potter Park in eastern Davie. This concept of bringing social services directly into the neighborhood is in keeping with the Town's holistic approach to neighborhood revitalization and redevelopment. The Town used \$31,000 in CDBG funds to retrofit the FSC building; and, Broward County provides a full-time Social Worker and a Family Therapist to assist Davie residents with a myriad of social services and financial assistance. The Town of Davie, in conjunction with Memorial Healthcare Systems (MHS), previously located a Safe Neighborhood Coordinator at that facility, providing self-sufficiency programs and coordinating community participation.
- The Davie Town Council adopted Resolution 98-180 urging the Florida Legislature and the Governor to enable Broward County to use one (1) cent of its local option motor fuel taxes to address the needs of homeless men, women, children, and families in Broward County.
- The Town endorsed the County's annual SuperNOFA Continuum of Care application for HUD funds, and pledged its support through the in-kind contributions of the Housing and Community Development Director, to assist in County-wide homeless efforts. Each year since 1998, the Housing and Community Development Office has participated in the Homeless Coalition's planning process.
- A comprehensive referral list was developed for persons requiring assistance through the Housing Assistance Center (HAC) or other support services for the homeless, or those facing homelessness.
- The Town's Housing and Community Development Office works closely with Hope Outreach, the E.A.S.E. Foundation, and the local Clergy in referring clients for emergency assistance e.g. rent and utility payments, for those threatened with homelessness.
- The Town works closely with the agencies serving the Broward County area in addressing emergency shelter and transitional housing needs, and helping homeless individuals make the transition to permanent housing.

Section 12 - Fair Housing Education and Outreach Initiatives:

Davie's "Analysis of Impediments (AI) to Fair Housing Choices" is predicated on the fact that equal access to residential housing is fundamental to meeting the overall needs of a community. The Analysis of Impediments concluded that there were two main barriers to fair housing choices in Davie. First, housing affordability is a major concern. Many Davie residents are paying in excess of 30% of their gross income for their housing and related

costs e.g. rent plus utilities, or mortgage plus principal, interest, taxes, and insurance. This is particularly true in the rental market in Davie, where rents are higher (on average) than the balance of Broward County, and where there is a significant “gap” between the HUD Fair Market rents, and the current market rents. Hurricane Wilma and the recent phenomena of condo conversions, has exacerbated the problem by reducing the rental housing stock and inflating rents.

Accessibility to home mortgage financing was also noted in the Analysis of Impediments to Fair Housing Choices (AI). This appears to be an on-going regional problem for lower income and minority households. This “global” impediment was noted in the analysis of Home Mortgage Disclosure Act (HMDA) data for Davie, where minority and low-income individuals were denied financing at higher rates than other applicants. The Town is working with the lenders through our education and outreach program to ensure that all individuals are given the same opportunities for home loans.

The Town expanded its Fair Housing Education and Outreach Programs and renewed its annual contract with Housing Opportunities Project for Excellence, (HOPE) Inc., a Florida not-for-profit Corporation engaged in fair housing education, outreach, counseling, and enforcement programs designed to prevent and eliminate discriminatory housing practices. In FY 2005/06 HOPE Inc., conducted four (4) housing workshops for community groups and housing providers in Davie, and processed complaints from Davie residents through their “Helpline”.

Additionally, the Town asked HOPE, Inc. to update its Analysis of Impediments to Fair Housing Choices. This document serves as a tool to gauge discriminatory housing practices and policies in both the public and private sector. The Town’s goal is to ensure the widest range of housing opportunities for all of its residents. The final draft is currently under review and is expected to be complete in December 2006. The HOPE Hotline (free telephone assistance) continues to serve as the screening arm of the agency’s Private Enforcement Housing Discrimination Initiative.

In April 2006, the Department hosted its second annual “Fair Housing Poster Contest” for children attending the various community centers located in the three CDBG Target Areas. Children ages 8-12 were given the opportunity to submit posters on one of three Fair Housing themes: 1) A Rainbow Neighborhood, 2) Neighborhood of the Future, and 3) I Can Live Where I Want. The winner from each Community Center received a \$50 Gift Certificate, and then went on to compete in the Town-wide competition. The grand-prize winner received an additional \$100 Gift Certificate to a store of their choice, the second place winner received a \$75 gift certificate, and the third place winner received a \$50 gift certificate. Every child that participated received a “ribbon” and a Certificate of Participation i.e. Honorable Mention.

On April 19, 2006, the grand prize winners were acknowledged at the Davie Town Council Meeting, and presented with a plaque and their gift certificates. The following is a list of the Town-wide 2006 Fair Housing Contest Winners:

- | | | |
|----------------|---------------------------|--|
| • First Place | Karla Negron, Age 8, | Florence DeGeorge Boys and Girls Club |
| • Second Place | Brionna Gray, Age 12, | Rick and Rita Case Boys and Girls Club |
| • Third Place | Destiny Pennington, Age 8 | Orange Park At-Risk Youth Program |

Rick and Rita Case Boys and Girls Club

- | | |
|----------------|---------------------------|
| • First Place | Brionna Gray, Age 12 |
| • Second Place | Kayela Silverberg, Age 10 |
| • Third Place | Lejha Smith, Age 9 |

Orange Park At-Risk Youth Program

- | | |
|----------------|---------------------------|
| • First Place | Destiny Pennington, Age 8 |
| • Second Place | Natalie DeLaVina, Age 9 |
| • Third Place | A.J. Dicapua, Age 8 |

Florence DeGeorge Boys and Girls Club

- | | |
|----------------|------------------------|
| • First Place | Karla Negron, Age 8 |
| • Second Place | Alexis Abraham |
| • Third Place | Elizabeth Bell, Age 10 |

At the conclusion of the Fair Housing presentation, the Housing and Community Development Director unveiled the Town's inaugural Fair Housing Poster, which was based on the 2005 winning drawing submitted by Danielle Palladino from the Orange Park Target Area. Framed copies of this poster were presented to the HUD and HOPE Inc., Officials and to the parents of the young artist Danielle. This Council Meeting was broadcast via Cable-TV to all Davie residents. The Town's Newsletter, the Davie Update will feature a photo of the contest winners, with the HUD and HOPE official in the summer 2006 edition.

Officials from both HUD and HOPE, Inc. received Proclamations declaring April 2006 Fair Housing Month in Davie; and, advertisements are placed in the Sun-Sentinel, advising the residents of their rights and responsibilities under the Fair Housing Act. A mass mailing was also undertaken in April 2006, and literature was sent to schools, churches, realtors, etc., advising them of Fair Housing Month, and providing posters for their Bulletin Boards.

The Department's listing of local lending institutions and realtors was updated in 2005 so that they can be invited to participate in future fair housing education seminars, where educational materials on the various fair housing laws and requirements will be provided. A listing of other organizations and individuals, including neighborhood groups, home-owners associations, social service providers, etc., was finalized. Hopefully, this information can be used at a later time to identify impediments to fair housing choices at the neighborhood level.

The Housing and Community Development Director conducted the first "Town Council Workshop" on the issue of Affordable Housing in March 2004, to inform the Elected Officials about the need for affordable housing, to outline the impact on the local economy and tax base, to suggest housing programs and funding opportunities, and to heighten the awareness of the Fair Housing Laws. At this time, the Department is preparing for a second workshop to be held in August 2006, to look at issues and opportunities such as Inclusionary zoning, linkage ordinances, housing trust funds etc. to expedite the production of affordable housing.

Meetings were held with the Broward County Housing Authority (BCHA), regarding the high market-rate rents in Davie, and the number of residents that are "cost-burdened" in rental housing; and, as a result of the Town's Rental Survey, the BCHA agreed to increase the Section 8 rents to the 110% rental level. As previously indicated, the results of the Town's 2006 Rental Housing Survey will be submitted to the BCHA for submission to HUD to validate the need to increase the FMR's beyond the 110% rate.

Section 13 - Other Special Needs:

As previously indicated, there are 100 units of public housing for elderly and/or disabled individuals in Davie that are owned and operated by the Broward County Housing Authority (BCHA). The Jewish Federation of South Florida operates 80 units of elderly rental housing.

In addition to publicly assisted housing for people with special needs, there are many Nursing Homes, Adult Living Facilities (ALF), and Group Homes in Davie serving the needs of the elderly, frail-elderly, and disabled persons. The following represents facilities in Davie that were licensed as of May 2006:

Nursing Homes, Adult Living Facilities, & Group Homes

<u>Facility</u>	<u>Address</u>	<u>Zip</u>	<u>Telephone</u>
Barc Housing, Inc.	2750 S.W. 75th Avenue B	33314	(954) 746-9400
Davies Country Living	5540 S.W. 64th Avenue	33314	(954) 792-8878
Day Star, Inc.	3800 S.W. 124th Avenue	33330	(954) 473-0167
God's VIP Senior Haven, Ltd.	4681 S.W. 66th Avenue	33314	(954) 581-9111
Joans Group Home	7740 N.W. 40th Street	33314	(954) 435-2407
Teen Challenge of Florida, Inc.	13601 S.W. 26th Street	33325	(954) 434-1613
United Cerebral Palsy Home-3	6041 S.W. 36th Court #A	33314	(954) 797-8681
United Cerebral Palsy Home-4	6601 S.W. 41st Street	33314	(954) 584-5710
United Cerebral Palsy Broward	4251 S.W. 61st Avenue	33314	(954) 792-3746
Victoria Villas	5151 S.W. 61st Avenue	33314	(954) 791-8881
Lucanus Developmental Center	13854 S Garden Cove Cir	33325	(954) 981-4019
L & J Retirement Home	5540 S.W. 64 Ave	33314	(954) 792-8878

The needs of persons living with AIDS are generally met through the Housing Opportunities for Persons with AIDS (HOPWA) Program. The City of Ft. Lauderdale administers the HOPWA funds for the Broward County area, which includes Davie. No communication from the City of Ft. Lauderdale regarding the HOPWA funds has been

received since 2002/03; therefore, the Town is not in a position to report on the allocation or expenditure of these funds. Davie recommends that the Department of HUD ask the City of Ft. Lauderdale to involve all municipalities represented by the HOPWA funding, so that they can provide input on the funding process, and be aware of what services are being provided.

Section 14 - Available Resources:

The primary funding source for the projects and activities outlined in this Action Plan are the Town's CDBG/HOME/SHIP funds; however, the Town has successfully used these funds to leverage other local and non-local funds, which have served as a catalyst for revitalization and redevelopment. A variety of financing options and opportunities are available to the Town of Davie, which include the following:

Local Programs:

Neighborhood Revitalization Program: The Housing and Community Development Department administers a Neighborhood Revitalization Program, which is a grass-roots self-sufficiency program designed to empower the residents to build a process that results in neighborhood revitalization, crime reduction, improved health care, job creation, and enhanced community services (e.g., social services such as affordable child care).

The programs "holistic" approach is premised on the fact that no single action can "turn a neighborhood around"; rather, the combination of improved housing conditions, adequate infrastructure, crime prevention, education/vocational training, economic development initiatives (job development/placement), subsidized child care, health care, etc., must be brought together to create a significant and positive impact on the community.

The Town of Davie provides funds through the "Community Endowment" for the "service delivery" staff i.e. the Neighborhood Revitalization Program Coordinator and the Neighborhood Resources Specialists.

Davie Community Redevelopment Agency (CRA): The Davie CRA is building four (4) single-family homes in the Eastside Neighborhood of Davie (Potter Park Area). The land was provided at no charge to eligible home buyers (donated by the CRA), and conventional mortgages are being supplemented with a SHIP subsidy @ \$78,215 per unit, along with a CRA grant of \$51,000 per unit, to lower the cost of each home. Closings took place on June 9th and June 10, 2005, and construction commenced in February 2006. Regrettably, this project was caught-up in the post Wilma process which significantly affected the cost to produce the homes. The Town was faced with the choice of giving up the project, or coming to the table with additional subsidy. Both the CRA and the Town added sufficient subsidy to the project to ensure its completion, without any additional financial hardship on the income-qualified buyers.

The Housing and Community Development Office and the CRA work closely to ensure that the goals and objectives of the CRA Plan and the Consolidated Plan are met in the most cost effective manner, without a duplication of efforts.

Community Oriented Policing (COP's) Program: Davie has a Community Oriented Policing Program, and has assigned "Neighborhood Officers" to areas that coincide with the CDBG Target Areas. When the new Rick and Rita Case Boys & Girls Club facility opened in the "Harmony Village Community", a Field Office for the Police Officer was included. The Police Chief assigned a School Resource Officer (SRO) to work at the facility during the summer; and, other Officers use the facility on a routine basis, so there is a presence in the office.

The Town's Housing and Community Development Director works closely with the COP's to collaborate on strategies and resources to address neighborhood needs and revitalization efforts. Davie's Code Compliance and Community Oriented Policing Officers play a crucial role in this process, as they are the "eyes and ears" of the neighborhoods. These individuals have the opportunity to interact with the residents at the grass-roots level.

Tax Increment Financing Revenues (TIF): Enabled by State Statute 163, the Community Redevelopment Act (CRA) provides the major source of funding for redevelopment projects. TIF is 95% of the difference between: the amount of ad valorem taxes levied each year by each applicable taxing authority on property within the redevelopment area; and, the amount of ad valorem taxes that would have been produced by the current millage rates prior to establishment of the Redevelopment Trust Fund. (Both are exclusive of debt service millage). Since the Eastern CDBG Area, encompasses the Town's CRA district, TIF funds can be used in conjunction with CDBG funds, to address needs identified in that neighborhood.

Redevelopment Revenue Bonds: Florida Statute 163.385 allows the Town's CRA, to issue "Revenue Bonds" to finance redevelopment actions, with the security based on the "anticipated assessed valuation of the completed

community redevelopment.” In this way, additional annual taxes generated within the CRA Area, and the “tax increment” is used to finance the long-term bond debt. Prior to the issuance of long-term revenue bonds, the CRA may issue bond anticipation notes to provide up-front funding for redevelopment actions until sufficient tax increment funds are available to amortize a bond issue.

General Revenue Bonds: The Town can also issue General Obligation (Revenue) Bonds that are secured by debt service millage on the real property within the Town and must receive voter approval.

Industrial Revenue Bonds: IRBs are used to finance industrial and commercial projects with emphasis on the creation of jobs. As a consequence, speculative ventures are not normally financed by this means. IRB's are typically issued by the county, with repayment pledged against the revenue of the private enterprise being funded. IRB's are tax exempt and several percentage points below prevailing interest rates. Such financing has been used effectively in South Florida.

Federal Programs:

HOME: In 2002, the Town of Davie joined ten (10) other municipalities and Broward County, to form a Consortium to receive \$5.1 million in HOME Funds; and, Davie's annual allocation is \$188,752+-. Davie joined the pooled resources for the CHDO set-aside. Davie chose to combine its first and second year HOME allocation with SHIP funds, so that a Request for Proposals (RFP) could be published for the construction of new affordable townhomes in the Driftwood Target Area. The RFP was awarded to the Village Parc Townhouse Project. Given the level of funds available, it is anticipated that 20 new units can be subsidized @ \$43,000 to bring the units down to both the 80% and 120% of median income levels.

Housing Opportunities for Persons with AIDS (HOPWA) Program: HUD provides grant funds under the HOPWA Program to meet the housing needs of persons living with AIDS. The City of Ft. Lauderdale administers the HOPWA funds for Broward County. As previously indicated, the Town of Davie has not received information from the City of Ft. Lauderdale regarding the HOPWA funds; therefore, we are not in a position to report on the allocation or expenditure of these funds. Davie recommends that the Department of HUD advise the City to communicate and involve all municipalities represented by the HOPWA funding; so that they can provide input on the funding process, and be aware of what services are being provided.

HUD Homeless Continuum of Care Initiatives - SuperNOFA funds: The Broward Homeless Initiatives Partnership submitted an application under the SuperNOFA for homeless assistance to serve the entire Broward County area. If funded, this will provide services for the entire County's homeless. Both Davie's Housing and Community Development Director and the Housing and CD Programs Specialist actively participated in the 2005 funding and evaluation process.

State Programs:

State Housing Initiatives Partnership Program (SHIP): In 1997, the Town also became an “entitlement” recipient of State grant funds under the SHIP Program. The Broward County Office of Housing Finance assists the Town in administering its SHIP Program, under the terms of an Interlocal-Agreement; and, the Town's SHIP funds are currently directed toward the following:

- Single-Family Home Repair/Housing Rehabilitation Program
- Single-Family New Construction – Harmony Village & Townhomes
- Single-Family New Construction Program (Davie CRA)
- Town-Wide Purchase Assistance (First-Time Homebuyer) Program, and
- New Construction of Affordable Single-Family Housing (Townhomes)
- Barrier-Free Housing – Removal of Impediments
- Homeownership Counseling

Housing Finance Authority of Broward County: the FHA provides Tax Exempt Bond Financing for affordable rental projects. Two (2) projects have been funded in Davie using these bonds: Stirling Road Apartments (Phases I and II), and Summerlake Apartments, which received a \$5.6 Million allocation to build 108 units.

The Federal Low-Income Housing Tax Credit (LIHTC): The 1986 Tax Reform Act allows corporations to finance housing developments to receive a dollar for dollar reduction in income tax liability in exchange for the developer's acquisition & substantial rehabilitation or new construction of low-income rental housing. Lenders are secure in providing bridge, construction and permanent financing since the tax credits are available and designed to pay down the loans. Stirling Road Apartments located in the Southern Target Area, is subsidized using these funds.

The State Apartment Incentive Loan (SAIL) Program: Funds to provide construction/permanent financing for rental projects, with 15-year, non-amortizing loans at a 9% interest rate, with a 3 percent base. Projects are reviewed annually to determine if the cash flow is sufficient to pay the rate. The interest payments may be deferred; and, at the end of the 15 year term, the principal balance and any deferred interest become due. A waiver may be granted for the deferred interest portion. The developer of the project, who is the direct recipient of the funds, must sign a land use restriction agreement to keep the units affordable.

Other:

Broward County Housing Authority (BCHA): The BCHA owns and operates two (2) public housing projects in Davie (100 units of family rental housing, and 100 units of elderly and disabled housing). They also manage 232 units of privately owned rental housing (funded under the Section 8 Moderate Rehabilitation Program). The BCHA also administers 84 Section 8 Rental Certificates in the Town. The BCHA and the Town of Davie jointly funded the installation of central air-conditioning in Ehlinger Apartments. The two agencies continue to work closely as improvements are made to both Ehlinger Apartments, and Griffin Gardens. Also, as previously stated, in FY 2006/07 the BCHA, with the Town's support, plans to construct 30 new rental units at the Ehlinger Apartments site in Driftwood. These urgently needed new rental units can assist Davie residents who were displaced due to the Hurricanes, Condo Conversions, and/or Mobile Home park redevelopment.

Comprehensive Grant Program (CGP): The Broward County Housing Authority (BCHA) participates in the CGP Program, which addresses the needs of public housing facilities. As indicated above, the BCHA is working closely with the Town on improvements to the Ehlinger Apartments, a family rental housing project.

HUD Housing Programs: Private housing developers can take advantage of programs such as the Section 202 Program for the elderly or the Section 811 Program for persons with special needs.

Habitat for Humanity, Inc.: The "Harmony Village Community Initiative" in the Driftwood Target Area south of Stirling Road, contains both residential and non-residential components. The centerpiece of the Plan was the construction of twenty-two (22) new single-family homes with Habitat for Humanity of Broward, for income-eligible first-time home buyers, who contributed 400 hours of sweat equity working on their homes. The homes are financed by local lenders with interest-free loans payable over twenty (20) years. The Town donated the land for the project, and provided \$725,000 in SHIP grant funds for predevelopment of the site e.g. the water/sewer, roads, and sidewalks, and \$80,000 to construct a perimeter wall/picket fence. Each homeowner also received \$12,000 in down-payment assistance through the Town's First-time Homebuyer Program.

The first twelve (12) homes were completed in September 2003, with Town employees and the Miami Dolphins joining other volunteers to construct the homes. The remaining ten (10) homes, commenced in March 2004 with "Collegiate Challenge", a spring break alternative that brings students from across America to build Habitat homes. The FBI was among the list of prestigious volunteers who worked on the Phase II build, which was completed in September 2004. The Florida Community Development Association (FCDA) awarded the Harmony Village Initiative its 2005 Achievement Award for "Best Practices" in the State of Florida.

Family Success Center: The Town of Davie continues to partner with the Broward Department of Human Services on the provision of services in the Town, via the Family Success Center located in Potter Park in the Eastern Target Area and the new Boys and Girls Club located in the Driftwood Target Area. The Town provides the facilities at no charge, and Broward County donates the services of both a Social Worker and Family Therapist.

Salvation Army: The Salvation Army, located at 1445 West Broward Boulevard in Ft. Lauderdale, is one of the primary service providers for homeless individuals and families in the Broward County area. The Salvation Army provides emergency and transitional housing for men, women, and families.

Social Service Agencies: There are several not-for-profit social service providers in Davie, many of whom serve special needs populations. The Town will continue to support these agencies, so that information/referrals can be made expeditiously. The primary social service agencies in Davie are:

Hope Outreach Center: This agency, located at 4700 SW 64th Avenue (Davie Road), serves as the Town's not-for-profit partner in the provision of homeless prevention services. Additionally, they provide information/referrals, emergency services, food pantry, advocacy, a children's enrichment program at Silver Oaks Elementary School, and shopping assistance and limited transportation for elderly residents. This agency is located in the same building as the Town's Housing and Community Development Office, providing "one-stop-shopping" for Davie's

lower-income families in need of assistance.

Emergency Assistance Service Effort (EASE), located near Town Hall on Orange Drive, provides information and referrals, emergency assistance, food, and clothing.

Hope Crisis Pregnancy Center, 2215 So. University Drive in the Promenade West, (954) 581-6991, provides crisis counseling, lifestyle and post-abortion counseling, pregnancy tests, baby clothing and baby food/formula, and social service referrals.

Private Institutions: The Town established close working relationships with several lenders, realtors, developers, and landlords, and will continue to cultivate these professional relationships, and expand opportunities for other public-private partnerships to work with the Town on these initiatives.

Section 15 - FY 2006/07 CDBG Action Plan:

The Town hopes to equitably distribute the CDBG funds throughout the three (3) Target Areas over the Five-year period covered by the Consolidated Plan; however, existing conditions are reevaluated each year so that funding recommendations reflect current needs.

FY 2006/07 - \$653,710

#2006-1 Single-Family Rehabilitation Program \$60,000 - Provision of financial assistance (loans and/or grants) on a Town-wide basis, to eligible low/moderate-income homeowners to make needed home repairs, and replace existing substandard and leaking roofs. (Housing Rehab)

#2006-2 Emergency Assistance/Homeless Prevention Program \$33,957 - Provision of emergency financial assistance to eligible lower-income Davie residents, to prevent homelessness and/or address emergency situations such as the need for food, shelter, transportation, etc. through the Hope Outreach Center, Inc., a not-for-profit sub-recipient agency, or the Town's Housing & Community Development Department. (Public Service)

#2006-3 Orange Park After-School Programs for At Risk Youth \$58,900- Structured after-school and evening programs targeted for at-risk youth and teens living in the Orange Park CDBG Target Area. (Public Service)

#2006-4 Scholarship Program for Target Area Children \$5,200 – Provision of fee waivers/scholarship opportunities for the children of low-income target area residents, to allow them to participate in recreational, educational, or vocational opportunities e.g. Summer Camp. (Public Service)

#2006-5 Neighborhood Service Center/ One-Stop-Shop \$364,911 – Acquisition and rehabilitation of the building located at 4700 SW 64th Avenue, in order to develop a Neighborhood Service One-Stop Center, for the provision of social services to Davie's lower-income and at-risk residents. This will be a multi-year activity. (Acquisition & Capital Improvements)

Note: If U.S. HUD does not approve the Town's Request for Waivers which would permit the Town to acquire a site for the Neighborhood Service Center/One-Stop-Shop described above, the funds identified would be allocated to:

"CDBG Target Area Improvement Program" as follows: Capital, street, and park improvements in the CDBG Target Areas, as follows: "Western" Target Area a/k/a "Orange Park" north of 10th Manor, south of State Road 84, between 130th and 136th Avenues; "Southern" Target Area a/k/a "Driftwood" situated south of Stirling Road, east of 78th Avenue, and north and west of the Davie Road Extension; and, the "Eastern" Target Area bounded on the north by SW 29th Street (near Nova Drive), on the south by Orange Drive, to the west by Davie Road, and to the East by the Florida Turnpike. Improvements may include but are not limited to: improvements to existing community centers, facilities or parks; new or refurbished sidewalks, resurfaced streets, traffic calming alternatives, street lighting, landscaping, and drainage. (Capital Improvements and Street Improvements)

#2006-6 Fair Housing, Citizen Participation & Support Services \$130,742 - To plan, administer, and monitor the CDBG funds and activities; undertake comprehensive planning activities; apply for other related grants; expand Fair Housing Education and Outreach Program designed to remove impediments to fair housing choices and provide a wide range of housing opportunities for Davie residents; participate in homeless assistance initiatives; prepare Environmental Review Records/Assessments, etc. (Planning, Administration, Fair Housing, Citizen Participation & Support Services).

The activities identified above will principally benefit low/moderate income residents of the Town; and, no displacement or relocation of Davie residents or businesses is anticipated.

Section 16- Matching FY 2006/07 Goals & Objectives to Identified Needs:

The Town's CDBG funds are an excellent tool to address many of the needs identified in the Consolidated Plan; however, these funds are insufficient to address all of the needs in the three (3) Target Areas. Although the Town's CDBG funds successfully leverage other resources, large-scale projects/activities (e.g. new and/or expanded capital improvements and facilities), will need to be funded over several years as "multi-year" activities for CDBG funding.

The following Consolidated Plan goals and objectives will be met during FY 2006/07:

Goal: to rehabilitate, construct and/or expand public facilities and infrastructures e.g. the renovation of existing public (community) facilities and street improvements such as: improved lighting, landscaping, drainage, sidewalks, streets, connections to sewer systems, etc.

Objective #1: to acquire and renovate a building for the purpose of developing a One-Stop Neighborhood Service Center to serve Davie's lower income individuals and families. By owning and maintaining a facility, the faith-based and other not-for-profit social service-providers can occupy the space rent-free thus making those dollars available to direct client services. This facility will be located on a major transit route, the Town of Davie's fixed route transit system, and be located in such a manner to be accessible to the individuals living in the CDBG Target Areas.

Objective #2: to undertake capital improvements and street improvements in the CDBG Target Areas, as follows: "Western" Target Area a/k/a "Orange Park"; the "Southern" Target Area a/k/a "Driftwood"; and, the "Eastern" Target Area". Improvements may include but are not limited to: upgrading and/or expanding existing community centers, facilities & parks; new/refurbished sidewalks, resurfaced streets, traffic calming alternatives, street lighting improvements, landscaping, and drainage.

Goal: to provide social services (e.g. health care, mental health care, housing, food, and transportation, recreation, etc.) to lower-income Davie residents.

Objective #1: to expand the Orange Park After-School Program for At-Risk Youth, a structured after-school and evening program targeted for at-risk youth & teenagers living in the Orange Park Target Area.

Objective #2: to continue to implement a program for children residing in the three (3) CDBG Target Areas i.e., to provide fee waivers/scholarship opportunities to the children of low-income target area residents, to allow them to participate in recreational, educational, or vocational opportunities e.g. Summer Camp.

Objective #3: to provide emergency financial assistance to lower-income Davie residents, to prevent homelessness and/or address emergency situations (e.g. the need for food or shelter), on a case-by-case basis. The Town has developed a partnership with the Hope Outreach Center, a not-for-profit agency, to provide these essential services.

Objective #4: to acquire and renovate a building for the purpose of developing a One-Stop Neighborhood Service Center to serve Davie's lower income individuals and families. By owning and maintaining a facility, the faith-based and other not-for-profit social service providers can occupy the space rent-free thus making those dollars available to direct client services. This facility will be located on a major transit route, the Town of Davie's fixed route transit system, and be located in such a manner to be accessible to the individuals living in the CDBG Target Areas.

Goal: to upgrade the existing housing stock through single and multi-family housing rehabilitation, and expand affordable rental housing and home-ownership opportunities for Davie residents.

Objective #1: continue funding the SHIP Home Repair Program and the CDBG Single-Family Housing Rehabilitation Program, which enables Davie residents to repair their homes/replace leaking roofs.

Objective #2: expand the allocation of SHIP Funds for the Town-wide First-Time Homebuyer (Purchase Assistance) Program that enables Davie renters to become homeowners.

Objective #3: Execute Agreement with the owners of the Village Parc Townhomes who responded to the Town's

RFP for HOME/SHIP funds paired with the Town's Affordable Housing Incentives e.g., fee waivers, to construct new townhouses in the Driftwood Target Area, which are affordable to individuals who earn 80-120 %< of the area median.

Objective #4: Apply for 2005 Disaster Recovery Initiative, under which Broward County is slated to receive \$22,163,887 on behalf of all entitlement cities. Grant recipients are required to utilize at least 70% of their CDBG Disaster funding for the restoration of disaster impacted affordable housing. The remaining 30% of the allocation may be used to restore disaster impacted infrastructure and/or assistance for displaced or economically impacted businesses. Emphasis will be given to affordable housing strategies and projects which promote long-term housing recovery. Housing projects may include, but are not limited to: rehabilitation, relocation, demolition/replacement, and new construction of affordable housing, transitional housing, and complementary housing activities such as restoration of safe and sanitary water and/or sewer services. Local governments are encouraged to give special consideration to the unmet housing needs of the elderly, people with disabilities, the homeless, and persons living in poverty.

Objective #5: to continue the "Paint-Up Program", i.e., provide paint and painting materials for income-eligible homeowners and renters to paint the exterior of their homes, and visually improve the aesthetics of the CDBG Target Areas.

Objective #6: continue to work with both the Broward County Housing Authority (BCHA) and the Hollywood Housing Authority, to ensure that sufficient Section 8 Certificates and Vouchers are available to meet the needs of Davie residents.

Objective #7: continue to promote the CRA's development of new single-family, affordable homes in the Eastside neighborhood of Davie, and complete the four (4) homes in the Potter Park neighborhood; and, provide \$85,000 subsidy through the Town's SHIP Program for each homeowner.

Objective #8: the Housing and Community Development Director will continue to be the "liaison" for developers of affordable housing, expediting their permits through the Town's building process.

Goal: to undertake an educational campaign working with lenders, realtors, housing developers and others, on the Fair Housing Act in order to ensure that Davie residents have the widest range of housing choices.

Objective #1: continue the Fair Housing Education and Outreach Campaign, and look for additional opportunities to expand these programs. Continue the fair housing poster, and add an essay contest for local area schools to educate the children on EEO and fair housing issues.

Objective #2: continue to celebrate National Fair Housing Month each April with appropriate Proclamations and/or Resolutions, PSA's, news articles, and paid advertisements in the Sun Sentinel and other local minority newspapers.

Objective #3: continue to celebrate National Fair Housing Month each April with poster and essay contests for local area youth and teenagers, to educate them on fair housing rights.

Objective #4: continue the contractual relationship with HOPE, Inc., to facilitate up to four (4) Fair Housing Training Sessions per year, for realtors, lenders, home-owners associations, etc. in Davie.

Objective #5: utilize HOPE, Inc. to update the Town's Analysis of Impediments to Fair Housing Choices by the end of 2006/07.

Goal: to promote the county-wide strategies and efforts aimed at addressing homelessness, and participate in activities that prevent homelessness.

Objective #1: expand the Emergency Assistance/Homeless Prevention Program; and, enhance the partnership with the Hope Outreach Center, to increase the number of families served.

Objective #2: continue to work closely with the Broward County Homeless Initiative Partnership in developing the annual county-wide application for "Continuum of Care Homeless Assistance" under the HUD SuperNOFA.

Objective #3: Continue to support "A Way Home" Broward County Florida's Ten Year Plan to End Homelessness, including chronic homelessness. Over seventy agencies worked in a collaborative effort, to develop this plan. An

implementation committee will now be established to involve federal, state, county and municipal governments and agencies, including law enforcement and corrections, hospital districts, the School Board as well as coordinating agencies such as the Coordinating Council of Broward. Participation from private entities such as the faith community, private landlords, developers and businesses will also be necessary. Broward County is one of the few communities in the nation with a recurring dedicated funding source for homeless services. We are also working diligently to implement numerous projects funded by the U.S. Departments of Housing & Urban Development, Health & Human Services (HHS), Veterans Affairs (VA) and the State Office on Homelessness toward this end.

Goal: to improve the Town's capacity to plan/administer the CDBG funds, undertake comprehensive planning activities, and apply for other HUD programs or related grants which the Town could receive.

Objective #1: continue to administer and monitor the CDBG, HOME and related Programs, oversee the revitalization of three (3) targeted areas, continue the Safe Neighborhood Program, Chair the Neighborhood Revitalization Committee, provide Fair Housing Education and Outreach services, provide homeless assistance, provide housing counseling and related services, etc.

Section 17 - Geographic Distribution of FY 2006/07 CDBG Funds:

As indicated previously, the Town will attempt to equitably distribute CDBG funds throughout the three (3) low/moderate income areas over the five-year period covered by the Consolidated Plan; however, conditions are reevaluated on an annual basis, so that funding recommendations can reflect the current needs of the areas.

Eastern Target Area:

- Provide capital, street, and park improvements including, but not limited to: community centers/facilities/parks, new or refurbished sidewalks, resurfaced streets, traffic calming alternatives, street lighting improvements, landscaping, and drainage.
- Provide emergency financial assistance to prevent homelessness and/or address emergency situations such as the need for food or shelter.
- Provide Hurricane Wilma Disaster Relief funds for: rehabilitation, relocation, demolition/replacement, and new construction of affordable housing, transitional housing, and complementary housing activities such as restoration of safe and sanitary water and/or sewer services. Local governments are encouraged to give special consideration to the unmet housing needs of the elderly, people with disabilities, the homeless, and persons living in poverty.
- Provide services via a new One-Stop Neighborhood Service Center that will house various faith-based and other not-for-profit agencies to serve Davie's lower-income individuals and families on the road to self-sufficiency.
- Continue to provide single-family housing rehabilitation loan/grant programs.
- Continue to provide a paint-up program to aesthetically improve the Target Area.
- Continue to provide a social service program designed to provide scholarships or fee waivers for low-income target area children to participate in special events, educational, and recreational opportunities.
- Continue to provide Fair Housing Education and Outreach Services.
- Continue to provide regional homeless assistance and homeless prevention.

Southern Target Area (Driftwood):

- Develop new affordable townhomes on the corner of University Drive and the Davie Road Extension using HOME/SHIP funds and Fee Waivers.
- Provide capital, street, and park improvements including, but not limited to: community centers/facilities/parks; new or refurbished sidewalks, resurfaced streets, traffic calming alternatives, street lighting improvements, landscaping, and drainage.

- Provide emergency financial assistance to prevent homelessness and/or address emergency situations such as the need for food or shelter.
- Provide Hurricane Wilma Disaster Relief funds for: rehabilitation, relocation, demolition/replacement, and new construction of affordable housing, transitional housing, and complementary housing activities such as restoration of safe and sanitary water and/or sewer services. Local governments are encouraged to give special consideration to the unmet housing needs of the elderly, people with disabilities, the homeless, and persons living in poverty.
- Provide services via a new One-Stop Neighborhood Service Center that will house various faith-based and other not-for-profit agencies to serve Davie's lower-income individuals and families on the road to self-sufficiency.
- Continue to provide single-family housing rehabilitation loan/grant programs.
- Continue to provide a paint-up program to aesthetically improve the Target Area.
- Continue to provide a social service program designed to provide scholarships or fee waivers for low-income target area children to participate in special events, educational, and recreational opportunities.
- Continue to provide Fair Housing Education and Outreach Services.
- Continue to provide regional homeless assistance and homeless prevention.

Western Target Area (Orange Park):

- Expand the Orange Park Program for At-Risk youth by developing after-school and evening programs to keep the youth and teenagers off-the-streets.
- Provide capital, street, and park improvements including, but not limited to: community centers/facilities/parks; new or refurbished sidewalks, resurfaced streets, traffic calming alternatives, street lighting improvements, and landscaping. Remove environmental hazards related to drainage.
- Continue to provide emergency financial assistance to prevent homelessness and/or address emergency situations such as the need for food or shelter.
- Provide Hurricane Wilma Disaster Relief funds for: rehabilitation, relocation, demolition/replacement, and new construction of affordable housing, transitional housing, and complementary housing activities such as restoration of safe and sanitary water and/or sewer services. Local governments are encouraged to give special consideration to the unmet housing needs of the elderly, people with disabilities, the homeless, and persons living in poverty.
- Provide services via a new One-Stop Neighborhood Service Center that will house various faith-based and other not-for-profit agencies to serve Davie's lower-income individuals and families on the road to self-sufficiency.
- Continue to provide single-family housing rehabilitation loan/grant programs.
- Continue to provide a paint-up program to aesthetically improve the Target Area.
- Continue to provide a social service program designed to provide scholarships or fee waivers for low-income target area children to participate in special events, educational, and recreational opportunities.
- Continue to provide Fair Housing Education and Outreach Services.
- Continue to provide regional homeless assistance and homeless prevention.

Section 18 - Affordable Housing Incentives:

The Davie Town Council adopted an [Affordable Housing Incentive Strategy/Plan](#) in 1998 (Resolution 98-175),

which detailed actions the Town will take to further fair and affordable housing. Subsequent to this, the Town has amended the Plan on two occasions to strengthen it, and to expand the waivers to all developers of urgently needed affordable workforce housing. The most recent amendment was approved by the Davie Town Council on April 5, 2006. The highlights of this Incentive Strategy included:

- Definition of Affordable Housing: Monthly rent or mortgage payments (including taxes and insurance), which do not exceed 30% of the households annual gross income. A household can devote more than 30% of income, if the institutional first mortgage lender is satisfied that the household can afford such. For rental housing, rents that do not exceed those limits adjusted for bedroom size, published annually by the Florida Housing Finance Corporation.
- Expedited Permits for Affordable Housing Projects: The Town adopted a "one-stop-permitting process" in February 1998; and, the Housing and CD Director was assigned to guide affordable housing developers through this process, so that they are "expedited to a greater degree than other projects in Davie".
- In order to attract qualified developers of Affordable Workforce Housing, Davie's Affordable Housing Incentive Strategy (Plan) is hereby amended and restated in Section #3-Fee Waivers, as follows: "The Director of Housing and Community Development will carefully review all prospective affordable housing projects, to verify their level of benefit and period of affordability. The waiver of all fees e.g., Park and Recreation Impact fees, Design Review and Site Plan Processing Fees, Engineering Review Fees, Building Permit Fees, etc., will be based on this review. It is acknowledged that the only fee that may not be waived for Affordable Workforce Housing is Water and Sewer Impact Fees; however, nothing prohibits the use of the Town's SHIP or HOME funds to pay these impact fees in order to reduce the cost of the housing. Deed restrictions or other covenants may be required of all developers to ensure that the level and period (length) of affordability is maintained."
- Davie's Affordable Housing Incentive Strategy (Plan) was amended and restated to reflect that "An Affordable Housing Certification will be issued by the Housing and Community Development Director, if appropriate; and, Affordable Housing Flex Units (AFU's) and/or Flex in Reserve Units will be allocated based on this Certification Process."
- Administrative waivers and variances: The Affordable Housing Advisory Committee recommended that Code Section 12-308 (b) (1) of the Town Code, i.e. "Administrative waivers or variances" be amended to permit a waiver of up to 25% of that which is permitted by Code, for affordable housing initiatives only. The Committee also supported the spatial deconcentration of affordable housing units, and recommended their integration into existing neighborhoods in a cohesive manner.
- Consideration of policies and procedures that have a significant impact on the cost of housing: The Development Services Director identifies Agenda items which may impact housing, and directs them to the Housing and Community Development Director who evaluates them for consistency with the Town's Consolidated Plan, determines the impact on housing, identifies potential impediments, and identifies proposals which could increase the cost of developing affordable housing.
- List of publicly-owned land suitable for affordable housing: A list of property suitable for affordable housing, is retained by the Housing and Community Development Office, (periodically updated), so that current and future uses are identified, as well as deed-related or other restrictions on the land.

In order to facilitate the provision of affordable housing within Broward County, consistent with Policies 1.07.04 and 1.07.05 of the Broward County Land Use Plan, Article 8, as amended on May 25, 2006, outlines special rules providing for bonus density allocation for available flexibility and/or reserve units and/or affordable housing units (AFU's) in this regard.

8.1 Bonus density shall be allocated to facilitate the development of housing for persons within the following income categories as defined in the Broward County Land Use Plan:

(A) "Low-Income Persons" means one or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for the county. While occupying a rental unit, a Low Income Person's annual anticipated gross income may increase to an amount not to exceed 140 percent of 80 percent of the applicable median income adjusted for family size.

(B) "Moderate-Income Persons" means one or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county. While occupying a rental unit, a Moderate-Income Person's annual anticipated gross income may increase to an amount not to exceed 140 percent of 120 percent of the applicable median income adjusted for family size.

(Note: For the purposes of this Article, "Moderate-Income" is further defined as:

"Workforce-Income:" housing for "moderate-income persons" having a total annual anticipated income for the household that is more than 100 percent but not more than 120 percent of the median annual income adjusted for family size for households within the county; and

"Moderate Workforce-Income:" housing for "moderate-income persons" having a total annual anticipated income for the household that is more than 80 percent but not more than 100 percent of the median annual income adjusted for family size for households within the county.

(C) "Very Low-Income Persons" means one or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county. While occupying a rental unit, a Very Low-Income Person's annual anticipated gross income may increase to an amount not to exceed 140 percent of 50% of the applicable median income adjusted for family size.

- 8.2 "Affordable Housing," for the purposes of this Article and as defined within the Broward County Land Use Plan, means housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate workforce = 100%; workforce = 120%) of the median income limits adjusted for family size for the households.
- 8.3 Affordable housing density bonuses allocated consistent with the provisions of this Article are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, with, as a minimum, the use of restrictive covenants, that the affordability of the bonus units for the income groups described in 8.1 above will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner-occupied housing.
- 8.4 A unit of local government may transfer available "flexibility" and/or "reserve" units to facilitate the development of affordable housing from another standard flexibility zone within the unit of local government regardless of whether flexibility or reserve units are available within the standard flexibility zone in which the affordable housing is to be located. Bonus density units allocated for affordable housing shall not be "sold" to, or be conditioned upon (other than fees or dedications necessary to maintain adopted levels of service) the receipt of financial or material gain from, the applicant/developer by the applicable jurisdiction.
- 8.5 A unit of local government may request and receive a transfer of available "flexibility" and/or "reserve" units to facilitate the development of affordable housing from another unit of local government in Broward County. Such a transfer of "flexibility" and/or "reserve" units to facilitate the development of affordable housing must be "donated" and "received" by the applicable units of local government through resolution or motion. Bonus density units allocated for affordable housing projects shall not be "sold" by the "donor" jurisdiction to, or be conditioned upon (other than fees or dedications necessary to maintain adopted levels of service) the receipt of financial or material gain from, the "receiver" jurisdiction or by the "receiver" jurisdiction to the applicant/developer.
- 8.6 "Affordable Housing Units" (AFU's) may be transferred across municipal boundaries. In such cases, a unit of local government may request and receive a transfer of available "Affordable Housing Units" (AFU's) from another unit of local government in Broward County. Such a transfer of AFU's to facilitate the development of affordable housing must be "donated" and "received" by the applicable units of local government through resolution or motion. AFU's allocated for affordable housing projects shall not be "sold" by the "donor" jurisdiction to, or be conditioned upon (other than fees or dedications necessary to maintain adopted levels of service) the receipt of financial or material gain from, the "receiver" jurisdiction or by the "receiver" jurisdiction to the applicant/developer.

- 8.7 Bonus "reserve", "flexibility" and/or AFU's may not exceed the following limits, and percentages of the maximum number of dwelling units indicated for the parcel by the local land use plan map for the identified target populations:

Workforce-Income Persons 50% (i.e. housing for "moderate-income persons" having a total annual anticipated income for the household that is more than 100 percent but not more than 120 percent of the median annual income adjusted for family size for households within the county)

("Workforce-income" units constructed on-site ("off-site" units may be permitted as further described in Article 8.13, if on-site construction is not found by the municipality to be feasible) with bonus market rate units:

One (1) bonus "market rate" unit per every one (1) "workforce- income" unit as per the requirements of Article 8.14

Moderate Workforce-Income Persons 50% -i.e. housing for "moderate-income persons" having a total annual anticipated income for the household that is more than 80 percent but not more than 100 percent of the median annual income adjusted for family size for households within the county)

("Moderate workforce-income" units constructed on-site ("off-site" units may be permitted as further described in Article 8.13, if on-site construction is not found by the municipality to be feasible) with bonus market rate units:

Three (3) bonus "market rate" units per every one (1) "moderate workforce-income" unit as per the requirements of Article 8.14

Low-Income Persons 100% -"Low-income" units constructed on-site ("off-site" units may be permitted as further described in Article 8.13, if on-site construction is not found by the municipality to be feasible) with bonus market rate units:

Five (5) bonus "market rate" units per every one (1) "low-income" unit as per the requirements of Article 8.14

- 8.8 "Flexibility" and/or "reserve" units and/or AFU's allocated pursuant to the provisions of this Article do not require an amendment to the Broward County Land Use Plan or local land use plan map.
- 8.9 Units of local government may utilize the Affordable Housing Bonus Density provisions of this Article regardless of whether such provisions are incorporated within their certified local land use elements.
- 8.10 Upon allocation and/or receipt of "flexibility" or "reserve" units and/or AFU's under the provisions of this Article, the unit of local government shall provide written notification to the Planning Council Executive Director of such allocation and/or receipt.
- 8.11 By January 31 of each year, an official of each local government shall transmit to the Planning Council an annual report providing updated "flexibility" unit, "reserve" unit and "Affordable Housing Unit" (AFU's) tables reflecting bonus density units allocated and/or received pursuant to the provisions of this Article.
- 8.12 The provisions contained within this Article shall be evaluated by the Planning Council annually after the effective date of this Article for their effect in the facilitation of development, including that of affordable housing.
- 8.13 "Off-site" affordable bonus units may be permitted, if on-site construction is not found by the municipality to be feasible, subject to the following:
- A. "Off-site" for the purposes of these provisions is defined as within ½ mile of the "on-site" application site and within the same municipality, or within a designated "Regional Activity Center," "Local Activity Center," "Transit Oriented Development," or "Transit Oriented Corridor," if the "on-site" application site is within the same; and
 - B. The "off-site" location must permit residential dwelling units per the certified municipal land use plan, and the residential density resulting from the "affordable" bonus units must not exceed the bonus density limits established as per Article 8.7; and
 - C. For every one (1) bonus "affordable" unit located "off-site," the corresponding "market rate" unit bonus is reduced by twenty-five percent (25%).

- 8.14 Bonus “affordable” unit and bonus “market rate” unit construction is subject to the following, as enforced by the applicable local government:
- A. One hundred percent (100%) of bonus “affordable” units must receive certificates of occupancy before the final ten percent (10%) of bonus “market rate” units receive their certificate of occupancy; or
 - B. The local government must require that bonus “affordable” units are available before or concurrently with bonus “market rate” units.
- 8.15 Advisory Design Guidelines
- A. The unit mix (bedroom count per unit) of the bonus “affordable” units should be proportional to the unit mix (bedroom count per unit) of the bonus “market rate” units;
 - B. At least fifty-percent (50%) of the bonus “affordable” units should incorporate Uniform Federal Accessibility Standards (i.e. ADA compliant);
 - C. It is recognized that bonus “affordable” units may be marginally smaller and have a different grade of appliances, fixtures and finish to reduce overall development costs;
 - D. Bonus “affordable” units should be incorporated into the general site and design of the overall development and have a compatible exterior design;
 - E. Use of the bonus density provisions are encouraged for proposed rental developments.
- 8.16 Applicants utilizing these Article 8 provisions should receive accelerated processing of their plans and permits to facilitate the timely delivery of affordable housing.

Council Workshops on Affordable Housing:

The Housing and Community Development Director conducted the first “Town Council Workshop” on the issue of Affordable Housing in March 2004, and is in the process of preparing for another Workshop in August 2006. The purpose of these workshops is to inform the Elected Officials about the need for affordable housing, to outline the impact on the local economy and tax base, to suggest housing programs and funding opportunities, and to heighten the awareness of the Fair Housing Laws.

During the slide presentations, other Affordable Housing Incentives were outlined, which include:

- Inclusionary Zoning Ordinances
- Affordable Housing Trust Funds
- Increased Density for Affordable Housing
- Affordable Housing Flex Units (AFU's)
- Rezoning Commercial or Industrial Sites for Residential Use
- Larger Subsidies for Development
- Transfer of Development Rights

Some pertinent points covered in the presentation included the following items which illustrate the need for affordable housing:

- 45% of Davie Renter Households pay more than 30% of income for rent + utilities
- 29% of Davie Owner Households pay more than 30% of income for mortgage (PITI)
- The Median Gross Rent found in Davie's Survey in 2003/04 is \$881; and, the Median Lot Rent for Mobile Homes was \$381, leaving a gap of \$500.
- Workers paying 50%+ of their income for housing and/or living in substandard housing, is growing rapidly
- Workforce housing ensures that the teachers who educate our children, the nurses who take care of us when we are sick, the Police officers & firefighters who risk their lives to keep our families safe - can NOT afford to live in the communities that they serve.

An overview of the actions taken by the Town in FY 2005/06 follows:

- Subsidies @ \$83,000 were provided to four (4) residents under the CRA's new construction program in Potter Park – Eastern Davie
- 22 newly constructed “Habitat for Humanity” homes completed in the Driftwood Target
- 15 Homes Repaired (new roofs, plumbing, electric etc.)

- Purchase Assistance Provided to 7 Residents
- 4 homes modified to remove physical barriers to disabled residents
- 48 foreclosures prevented
- 88 evictions halted, and
- 54 other grants (food, medication, utilities, etc.)
- Housing Counseling services were provided to 325+ residents annually
- 4 Arrowhead Fire Victims assisted via the CDBG Rehabilitation Program and Foreclosure Prevention
- Emergency Evacuation of Davie's 31 mobile home parks during the FY 2006 Hurricane Season, and subsequent rehousing of approximately 2,300 individuals

Housing Costs Continue To Climb in Davie:

In an attempt to demonstrate the urgency of addressing the affordable housing crisis, the following information was high-lighted:

- The average purchase price in 2006 for a new home/condo in Davie was \$424,980
- Rents are escalating - \$1,341 Median Average Rent in 2006
- 45% of Davie Renter Households pay more than 30% of income for rent + utilities
- 29% of Davie Owner Households pay more than 30% of income for mortgage (PITI)
- Fewer Parcels remain that are suitable for development as Affordable Housing
- Land and Housing Costs Are Escalating rapidly
- Middle-income individuals and families in Broward are being priced- out of the housing market
- Rental Cost-Burdening is Increasing, and over-crowding is occurring as a way to offset (share) costs
- New Construction in Davie is almost exclusively "luxury" housing
- Davie's aging Mobile Home Stock leaves residents vulnerable
- Workforce Housing is Needed to Support Davie's Economy

Synopsis of Affordable Housing Incentives Provided:

Since adoption of the Affordable Housing Incentive Strategy in 1998, the Housing and Community Development Department has diligently worked to provide financial incentives for developers of affordable housing, to encourage the provision of quality, affordable housing for Davie's lower-income residents. The Town has waived over \$4,057,478 in fees and other incentives, as follows:

- \$ 316,426 - New Rental Housing Subsidies & Waivers
- \$ 108,900 - Davie CRA Homes - Predevelopment
- \$ 787,010 - Habitat for Humanity Single-Family Homes
- \$1,039,842 -Home Repair/Barrier-Free Grants
- \$ 60,305 - Home Repair Barrier-Free Fee Waivers
- \$ 342,000 - Public Housing Improvements
- \$ 35,744 - Public Housing Fee Waivers
- \$ 146,288 - Purchase Assistance Program
- \$ 168,000 - CRA New Construction Single-Family
- \$ 212,000 - SHIP Subsidy for Construction of CRA Homes
- \$ 865,000 - SHIP/HOME Subsidies for New Construction – Townhomes
- \$ 106,700 - Villas of Palomino Fee Waivers

Section 19 - Other Actions:

The incidence of lead-based paint in Davie is assumed to be extremely low, since the majority of the Town's housing stock was developed after 1980 when lead-based paint was no longer in use. The Town will continue to evaluate lead-based paint hazards by periodically contacting the Broward County Public Health Department to determine whether any residents have been reported with high levels, and where such units are located. The Town will consider funding lead testing through the Town's CDBG and SHIP housing rehabilitation programs. All pre-1978 units considered for rehabilitation under the CDBG Program, will be tested for lead-based paint, and abatement undertaken accordingly.

The Town of Davie will take the following actions to overcome gaps in its delivery of community revitalization, affordable housing, and related support services:

- Continue to identify opportunities to expand the supply of decent, safe and sanitary affordable housing in Davie for all income levels, and address the work-force housing needs.
- Continue partnering with Memorial Healthcare Systems (MHS) to evacuate mobile homes during a Hurricane Warning. MHS provides six (6) teams of volunteers to work with the Housing and Community Development Office, so that the safety of Davie residents living in mobile homes is a priority.
- Continue working with the Broward County Housing Authority (BCHA) to enhance the lives of persons living in public housing or Section 8 units located in the Town of Davie.
- Continue to expand the Neighborhood Revitalization Program, and make the two (2) Neighborhood Resource Specialists full-time positions (versus part-time) to work in the three (3) CDBG Target Areas. Undertake new surveys of needs and priorities in each area, and modify programs to address the stated needs of each Area.
- Continue the Town's partnership with Memorial Healthcare Systems, to improve the quality of life for the affected residents and foster self-sufficiency and economic independence.
- Continue the efforts of the Town's Neighborhood Program and Task Force to identify needs existing within the CDBG Target Areas, and develop solutions to address them.
- Continue the Community Oriented Policing (COP's) Program, with specific emphasis on the three (3) CDBG Target Areas.
- Continue to operate fixed-route transportation system in Davie, which was previously limited to the Southern and Eastern CD Target Areas (initiated in 2000), but expanded in January 2004, to include the Western (Orange Park) Target Area.
- Continue to fund the single-family housing rehabilitation program which helps low-income families to make minor home repairs, and replace existing substandard and leaking roofs.
- Continue to participate in regional planning activities with Broward County to address homelessness; and, continue to expand the Town's Emergency Assistance (Homeless Prevention) Program.
- Continue to work with local and Broward-based service providers to identify resources available to serve special needs populations.
- Continue to promote the development of affordable single-family homes in the Eastside neighborhood, which is a designed Community Redevelopment Area (CRA), within the CDBG Target Area.
- Continue to promote economic development initiatives that result in job training, job creation or job retention, especially for low/moderate income Target Area residents.
- Continue to undertake an educational campaign on fair housing, to ensure that Davie residents have the widest range of housing choices.

All of the Town's CDBG funded projects/activities are designed to benefit low/moderate income individuals who earn 80%< of the area's median income; therefore, the Town's Consolidated Plan for Federal Funds and the FY 2005/06 Action Plan, principally benefit persons of low and moderate income as required by Statute.

Section 20 - Consistency with the Consolidated Plan:

Applications for housing assistance filed under the following federal programs require the issuance of a "Certificate of Consistency" with the Town's adopted Consolidated Plan for Federal Funds 1997-2002:

- HOME Investment Partnerships Program
- Community Development Block Grant (CDBG)
- Emergency Shelter Grant (ESGP)
- HOPE I (Public Housing), HOPE II (Multi-Family) & HOPE III (Single-Family)
- Title VI Preservation
- Supportive Housing for the Elderly (Section 202)

- Supportive Housing for Persons With Disabilities
- Supportive Housing - Single Room Occupancy SRO
- HOPE for Youth
- Shelter Plus Care

Organizations seeking a Certificate of Consistency with the Town's Consolidated Plan, are required to submit a written request to the Town's Housing and Community Development Department, with a copy of the proposed application. Requests must be submitted 20 days in advance of the required due date established by HUD (or any other applicable agency), giving the Town's Administrative staff sufficient time to perform the Consistency Review. The request should outline the relationship of the proposed housing project to the Town's Consolidated Plan, and should identify reasons that the project should be found consistent. The Town Administrator will make the determination of Consistency with the Town's approved Consolidated Plan. Appeals to this decision may subsequently be made to the Town Council.

Section 21 – Performance Outcome Measurement System

The new Performance Measurement System for HUD's CPD Programs was published in the Federal Register on March 7, 2006. According to this publications..."Grantees shall incorporate performance measures into Consolidated Plans or Annual Action Plans prepared for Fiscal Year (FY) 2007 CDBG, HOME, ESG, and HOPWA funding. This will include the determination of an objective and selection of an outcome for each activity, based on the type of activity and its purpose.....However, where possible, Grantees should immediately incorporate the new performance measurements approach into Consolidated Plans or Annual Action Plans that are being prepared for FY 2006 funds. This will allow Grantees to have a better capability to enter the expected data into IDIS....."

The Town's Housing and Community Development Director and another staff member, are registered for HUD's Training Program in Jacksonville to be held on August 7-8, 2006, on these new performance measures. Therefore, after this training, the staff will enter the proposed FY 2006/07 CDBG Projects into the IDIS System. In reviewing the "CPD Outcome Performance Measurement System" as published on March 7th, it appears that the following criteria will be utilized to evaluate each project/activity.

Activity/Project Name: _____

Funding Source: _____ CDBG
 _____ HOME
 _____ SHIP

Objectives:
 _____ Enhance Suitable Living Environment through New/Improved Accessibility
 _____ Create Decent Housing with New/Improved Availability
 _____ Promote Economic Opportunity through New/Improved Sustainability

Outcomes:
 _____ Availability/Accessibility
 _____ Affordability
 _____ Sustainability

Activity Type:

_____ Housing Rehabilitation	_____ Special Needs Housing
_____ Rental Housing Production (HOME)	_____ Homeownership Assistance
_____ Community Facilities	_____ Housing Counseling
_____ Public Safety	_____ Public Services
_____ Infrastructure	_____ Code Enforcement
_____ Lead-based Paint Activities	_____ Water/Sewer
_____ Economic Development	_____ Utilities
_____ Housing for Homeless	_____ Transportation

Indicators:

_____ Number of households assisted	_____ Number of persons stabilized
_____ Number of new businesses assisted	_____ Acres-Brownfield's remediated
_____ Number of jobs created/retained	_____ Amount of money leveraged
_____ Number of units made 504-accessible	_____ Number of affordable units

_____	Number of years of affordability	_____	Housing units for HIV/AIDS
_____	Jobs with health care benefits	_____	Units for chronically homeless
_____	Number of Energy Star Units standards	_____	Units made lead safe

Income Levels Served:

_____	30% of median
_____	50% of median
_____	60% of median
_____	80% of median
_____	120% (SHIP Only)

Section 22 - Glossary of Terms - Definitions

Affordable Housing: Affordable housing is generally defined as housing where the occupants pay no more than 30 percent of gross income for gross housing costs, including utility costs.

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Community Development Target Area: Geographic area where the majority of the residents are low/moderate income persons. In Davie, this means those areas that qualified under the "Quartile Data Analysis" at 36.8%, and the Potter Park Area qualified under a separate survey approved by HUD.

Consistent with the Plan: A determination made by the Town that a program application meets the following criterion: 1) The Action Plan for that fiscal year's funding indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; 2) The location of activities is consistent with the geographic areas specified in the plan; and 3) The activities benefit a category of residents for which the jurisdiction's 5-year strategy shows a priority.

Cost-burdened > 30%: A household which pays in excess of 30% of their adjusted gross income for housing costs i.e. rent plus utilities, or mortgage (PITI).

Disabled Household: A household composed of one or more persons at least 18 years of age, who has a disability e.g. a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration; (2) substantially impedes his or her ability to live independently; and; (3) is of such a nature that the ability could be improved by more suitable housing conditions. The term also includes the surviving member(s) of the household who were living in an assisted unit with the disabled member of the household at the time of his or her death.

Elderly Household: For HUD rental programs, a one or two person household in which the head of the household or spouse is at least 62 years of age.

Family: One or more persons living in the same household who are related by birth, marriage or adoption.

First Time Home Buyer: An individual or family who has not owned a home during the 3-year period preceding the HUD-assisted purchase of a home that must be used as their principal residence. Displaced homemakers or single parents may not be excluded as first time homebuyers on the basis that they owned a home with their spouse or resided in a home owned by the spouse.

HOME: The HOME Investment Partnership Program, authorized by the National Affordable Housing Act.

Homeless Individual: An unaccompanied youth (17 years or younger) or an adult (18 years or older) without children, living in situations described by terms "sheltered" or "unsheltered".

Household: One or more persons occupying a housing unit (U.S. Census definition). See also "Family".

Housing Problems: Households with housing problems include: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost-burdened greater than 30%.

Housing Unit: An occupied or vacant house, apartment, or a single room separate room (SRO housing) that is intended as separate living quarters.

Large Related: A household of 5 or more persons which includes at least one person related to the householder by blood, marriage or adoption.

LIHTC: (Federal) Low-Income Housing Tax Credit.

Low-income: Households whose incomes do not exceed 50 percent of the median income for the area, as determined by HUD.

Minority Household: For the purposes of the Consolidated Plan, the Town defines an area of minority concentration as a Census Block Group with racial/ethnic minority households (Black, Hispanic, and Asian) that form 20% or more of the total number of households in the Census Block Group.

Moderate-Income: Households whose incomes are between 51 percent and 80 percent of the median income for the area, as determined by HUD.

Non-Homeless Person with Special Needs: Includes elderly/frail elderly persons, persons with AIDS, disabled families, and families participating in programs to achieve economic self-sufficiency.

Occupied Housing Unit: A housing unit that is the usual place of residence of the occupant(s).

Other Household: A household of one or more persons that does not meet the definition of a Small Related household, Large Related household, or Elderly Household.

Overcrowded: A housing unit containing more than one person per room (excluding kitchens and bath).

Owner: A household that owns the housing unit it occupies. (U.S. Census definition.)

Physical Defects: A housing unit lacking complete kitchen or bathroom. (U.S. Census definition.)

Project-Based (Rental) Assistance: Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right upon moving from the project.

Rental Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Renter: A household that rents the housing unit it occupies, including units rented for cash, and those occupied without cash payment of rent. (U.S. Census definition.)

Renter Occupied Unit: Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Service Needs: Services identified for special needs populations, which may include: transportation, personal care, housekeeping, counseling, meals, case management, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severely Cost-burdened >50%: The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Sheltered: Families/persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher paid for a homeless person; but, excluding doubled up, overcrowded or substandard conventional housing.

Small Related: A household of 2 to 4 persons which includes at least one person related to the householder by birth, marriage, or adoption.

Sub-standard Condition: Housing not meeting the Florida Building Code, containing deficiencies such as holes in roof, faulty or non-existent plumbing, etc.

Substandard Condition Not Suitable for Rehab: By local definition, dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation. (See also "Substandard Condition.")

Substandard Condition-but Suitable for Rehab: By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work. (See also "Substandard Condition.")

Substantial Amendment: The Town shall amend its Consolidated Plan whenever it makes one of the following determinations: a) to make a change in its priorities; b) to change the method of distributing funds; c) to carry out an activity not previously described in the Plan (i.e. add a new activity); d) to delete an activity that was previously described in the Plan; e) to change the purpose, scope, location or number and types of persons benefiting from an activity; and f) to increase or decrease the budget of any individual project or activity by 50%.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Supportive Housing: Housing, including Housing Units and Group Quarters, which have a supportive environment and includes a planned service component.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Examples are: case management, medical/psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based (Rental) Assistance: Rental assistance which allows the tenant to move from a dwelling unit with a right to continued assistance i.e., provided for the tenant, not for the project.

Total Vacant Housing Units: Unoccupied year round housing units.

Unsheltered: Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys).

Housing Unit: A year-round housing unit that is available or intended for occupancy at any time during the year.

Very Low-Income: Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of prevailing levels of construction costs or fair market rents. (This term corresponds to low-income households in the CDBG Program.)

Year Round Housing Units: Occupied and vacant housing units intended for year round use. (U.S. Census definition.) Housing units for seasonal or migratory use are excluded.

Grantee Certifications

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will, or will continue, to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition.
2. Establishing an ongoing drug-free awareness program to inform employees about:
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.
5. Notifying the agency in writing, within ten calendar days after receiving notice under sub-paragraph 4 (b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal

contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Title

Specific CDBG Certifications

The Entitlement Community (Town of Davie) certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.

2. **Overall Benefit.** The aggregate use of CDBG funds including Section 108 guaranteed loans during program year(s) 2001/02 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with Title

VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification - This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: The certification with regard to the drug-free workplace is required by 24 CFR Part 24, Subpart F.

Town of Davie, 6591 Orange Drive, Davie, FL 33314

Place of Performance (Street address, city, county, state, zip code)

Check ☒ if there are workplaces on file that are not identified here.

7. Definitions of terms in the Non procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. The Grantees' attention is called, in particular, to the following definitions from these rules:

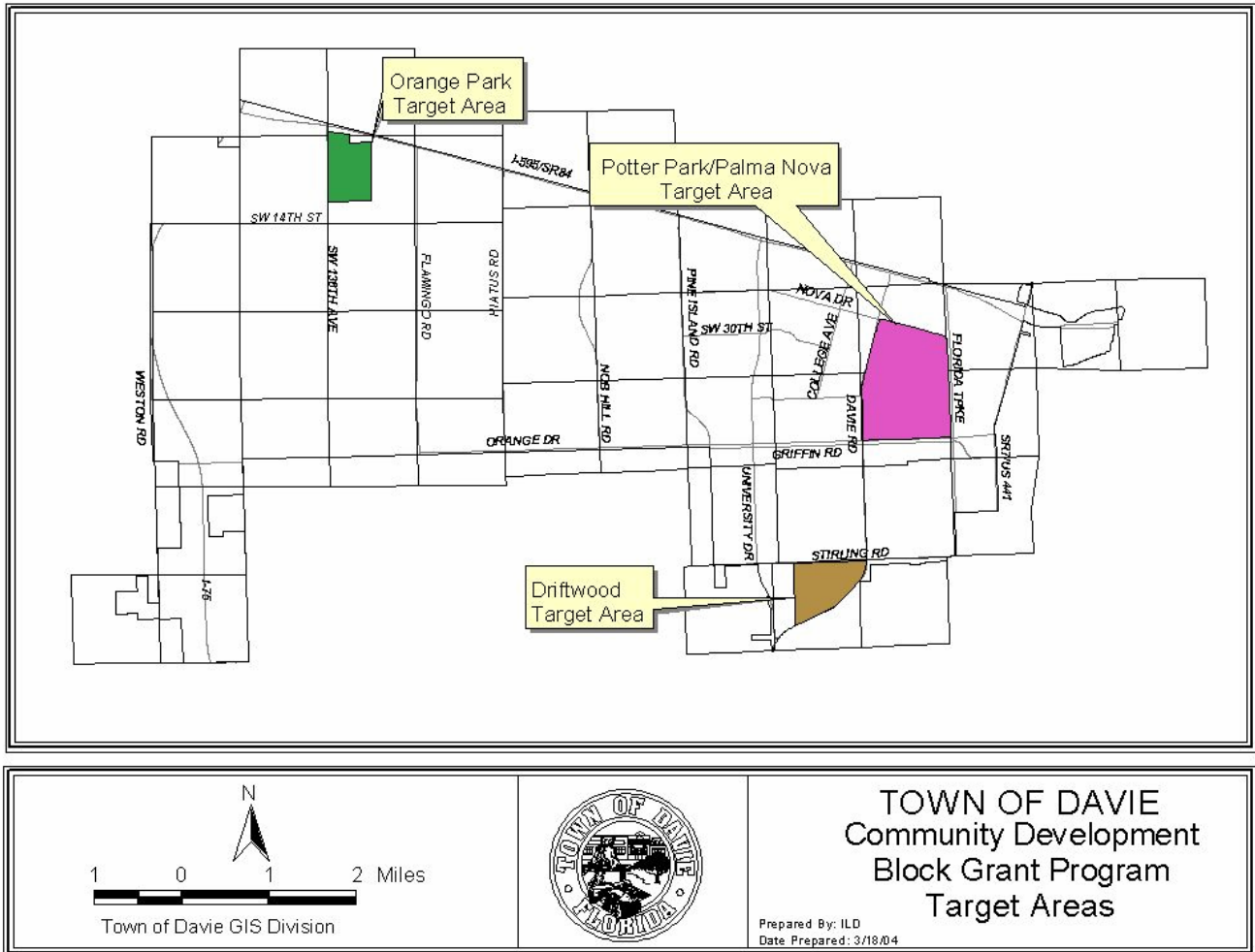
"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance. "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of sub-recipients or subcontractors in covered workplaces).

Attachment # 1

CDBG Target Area Map



Attachment # 2

Individual Project Descriptions

**Town of Davie
Housing & Community Development
Proposed Project
FY 2006/07**

Project/Local ID #: 2006 – 1
Project Title: Single-Family Rehabilitation Program
Funding Source: CDBG \$60,000
HUD Matrix Code: 14A Single Family Rehab
Eligibility Citation: 24 CFR 570. 202
Proposed Accomplishments: 5 H/H Persons
Start Date: 10/1/06
Completion Date: 9/30/07
Help Homeless: Yes X No
Help HIV/AIDS: Yes X No
Sub recipient: Yes X No

Location: X Community Wide
 Target Areas
 X Limited Clientele

Objectives:

 X Enhance Suitable Living Environment through New/Improved Accessibility
 X Create Decent Housing with New/Improved Availability
 Promote Economic Opportunity through New/Improved Sustainability

Outcomes:

 Availability/Accessibility Affordability X Sustainability

Indicator: X Number of households assisted

Income Levels Served:

 30% of median 50% of median X 80% of median

**Town of Davie
Housing & Community Development
Proposed Project
FY 2006/07**

Project/Local ID #: 2006– 2
Project Title: Emergency Assistance/Homeless Prevention Program
Funding Source: CDBG \$33,957
HUD Matrix Code: 05 Public Services
Eligibility Citation: 24 CFR 570.201(e)
Proposed Accomplishments: 250 H/H Persons
Start Date: 10/1/06
Completion Date: 9/30/07

Help Homeless: X Yes No
Help HIV/AIDS: Yes X No
Sub recipient: X Yes No

Hope Outreach Center, Inc., a faith-based not-for-profit - 4700 SW 64th Avenue – Suite A, Davie, FL 33314.

Location: Community Wide
 Target Areas
 X Limited Clientele

Objectives:

 X Enhance Suitable Living Environment through New/Improved Accessibility
 Create Decent Housing with New/Improved Availability
 X Promote Economic Opportunity through New/Improved Sustainability

Outcomes:

 X Availability/Accessibility X Affordability X Sustainability

Indicator: X Number of persons stabilized

Income Levels Served:

 X 30% of median X 50% of median X 80% of median

**Town of Davie
Housing & Community Development
Proposed Project
FY 2006/07**

Project/Local ID #: 2006 – 3

Project Title: Orange Park After-School At-Risk Youth Program

Funding Source: CDBG \$58,900

HUD Matrix Code: 05D Youth Services

Eligibility Citation: 24 CFR 570. 201(e)

Proposed Accomplishments: _____ H/H _____ 120 _____ Persons

Start Date: 10/1/06

Completion Date: 9/30/07

Help Homeless: _____ Yes _____ X _____ No

Help HIV/AIDS: _____ Yes _____ X _____ No

Location: _____ Community Wide
 _____ X* _____ Target Area - Orange Park Target Area residents only
 _____ _____ Limited Clientele

Objectives:

____X____ Enhance Suitable Living Environment through New/Improved Accessibility

_____ Create Decent Housing with New/Improved Availability

_____ Promote Economic Opportunity through New/Improved Sustainability

Outcomes:

____X____ Availability/Accessibility _____ Affordability ____X____ Sustainability

Indicators: ____X____ Number of persons stabilized

Income Levels Served:

____X____ 30% of median ____X____ 50% of median ____X____ 80% of median

**Town of Davie
Housing & Community Development
Proposed Project
FY 2006/07**

Project/Local ID #: 2006 – 4
Project Title: Scholarship Program for Target Area Children
Funding Source: CDBG \$5,200
HUD Matrix Code: 05 Public Services
Eligibility Citation: 24 CFR 570. 201(e)
Proposed Accomplishments: _____ H/H _____ 65* _____ Persons
Start Date: 10/1/06
Completion Date: 9/30/07
Help Homeless: _____ Yes _____ X No
Help HIV/AIDS: _____ Yes _____ X No
Sub recipient: _____ Yes _____ X No

Location: _____ Community Wide
_____ Target Areas
_____ X Limited Clientele -Summer Scholarships for Youth

Objectives:

___X___ Enhance Suitable Living Environment through New/Improved Accessibility
_____ Create Decent Housing with New/Improved Availability
_____ Promote Economic Opportunity through New/Improved Sustainability

Outcomes:

___X___ Availability/Accessibility _____ Affordability _____ X___ Sustainability

Indicators: ___X___ Number of households assisted ___X___ Number of persons stabilized

Income Levels Served:

___X___ 30% of median ___X___ 50% of median ___X___ 80% of median

**Town of Davie
Housing & Community Development
Proposed Project
FY 2006/07**

Project/Local ID #: 2006 – 5
Project Title: One-Stop Neighborhood Service Center or
CDBG Target Area Improvement Program
Funding Source: CDBG \$364,911
HUD Matrix Code: Acquisition and Capital Improvements or
03K Street Improvements
Eligibility Citation: 24 CFR 570. 201(c)
Proposed Accomplishments: _____ H/H _____ 8,500 _____ Persons
Start Date: 10/1/06
Completion Date: 9/30/07

Help Homeless: _____ Yes _____ X No
Help HIV/AIDS: _____ Yes _____ X No
Sub recipient: _____ Yes _____ X No

Location: _____ Community Wide
_____ X Target Areas - All Three Target Areas
_____ X Limited Clientele

Note: If U.S. HUD does not approve the Town's Request for Waivers which would permit the Town to acquire a site for the Neighborhood Service Center/One-Stop-Shop described above, the funds identified would be allocated to the "CDBG Target Area Improvement Program".

Objectives:

___X___ Enhance Suitable Living Environment through New/Improved Accessibility
_____ Create Decent Housing with New/Improved Availability
___X___ Promote Economic Opportunity through New/Improved Sustainability

Outcomes:

___X___ Availability/Accessibility _____ X Affordability _____ X Sustainability

Indicators: ___X___ Number of households assisted _____ X Number of persons stabilized

Income Levels Served:

___X___ 30% of median _____ X 50% of median _____ X 80% of median